

PHA Plans

**Streamlined 5-Year/Annual
Version mn002v02**

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.



MINNEAPOLIS PUBLIC HOUSING AUTHORITY

*Submitted by Cora McCorvey, Executive Director
Approved by the Board of Commissioners on June 22, 2005*

Streamlined 5-Year Plan for Fiscal Years 2005-2009

(MPHA Fiscal Years 2006-2010)

Streamlined Annual Plan for Fiscal Year 2005

(MPHA Fiscal Year 2006)

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Minneapolis Public Housing Authority **PHA Number:** MN002

PHA Fiscal Year Beginning: (mm/yyyy) 10/2005

PHA Programs Administered:

☒ **Public Housing and Section 8** ☐ **Section 8 Only** ☐ **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

☐ **PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
☐ Public library
☒ PHA website
☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
☐ PHA development management offices
☐ Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2006- 2010

[24 CFR Part 903.12]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

The mission of the Minneapolis Public Housing Authority is to promote and deliver quality, well-managed homes to a diverse low-income population; and as a valued partner, contribute to the well-being of the individuals, families and community we serve.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing
Objectives:

- ☒ Apply for additional rental vouchers:
- ☐ Reduce public housing vacancies:
- ☒ Leverage private or other public funds to create additional housing opportunities:
- ☒ Acquire or build units or developments
- ☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:

- ☒ Improve public housing management: (PHAS score) **2004 Score not provided by HUD as of July 5, 2005**
- ☒ Improve voucher management: (SEMAP score) **68**
- ☒ Increase customer satisfaction:
- ☒ Concentrate on efforts to improve specific management functions: **Rent calculations public housing and Section 8**
- ☒ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☒ Provide replacement public housing:
- ☐ Provide replacement vouchers:

☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☒ Implement voucher homeownership program: ***Ongoing MTW & Section 8 Homeownership***
 - ☒ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☒ Other: (list below)
- Expand MTW Agreement with HUD to provide flexibility in meeting this goal.***

HUD Strategic Goal: Improve community quality of life and economic vitality

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☐ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☒ Other: (list below)
 - ***VOA Senior Resources (Social Workers provided for highrise buildings), Family Self-Sufficiency Program, Assisted Living Programs, Moving Home (Moving to Work Section 8 Homeownership Demonstration Program), Section 3 Employment and Contracting Program.***
 - ***HOPE VI Community and Supportive Service Plan***

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

The Minneapolis Public Housing Authority reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 13 of the Housing Act of 1937, as amended, in order to engage in activities including subsidiaries, joint ventures, partnerships and/or other business arrangements.

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

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- ☒ 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- ☒ 13. Capital Fund Program 5-Year Action Plan
- ☐ 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

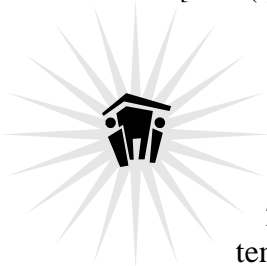
Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Other: MPHA Board Report Certification

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.



EXECUTIVE SUMMARY

Below you will find a summary of the significant issues addressed in (HUD FY 2005) MPHA FY2006 Agency Plan. The Agency Plan consists of a HUD designed template (that identifies local housing needs, financial information, MPHA public housing and Section 8 policies on eligibility, admissions, rent determinations and various management and operational practices of MPHA) as well as the required and optional attachments.

Also included as part of the Fiscal Year 2005 Agency Plan Executive Summary are: Revisions to MPHA's Statement of Policies, the Fiscal Year 2005 Capital Fund Program Annual Statement and Capital Fund 5 Year Action Plan; the Capital Fund Performance and Evaluation Report, MPHA Reasonable Accommodation Policy, Section 8 Project Voucher Statement and Revisions to Section 8 Administrative Plan; MPHA Definition of Substantial Deviation, Voluntary Conversion Required Initial Assessment, Home Ownership Capacity Statement, MPHA Home Ownership Programs Description, Progress Report on meeting the 5 Year Mission and Goals identified in the Agency Plan Template; list of Resident Advisory Board Members; and comments from the Resident Advisory Board, resident organizations, individual residents, and community constituencies with MPHA responses.

The HUD Template

Significant Changes

- **5 Year Plan: (New 5 Year Plan):**
 - **HUD Strategic Goal #1: Increase the Availability of decent, safe and affordable housing:**

PHA goal: Expand the Supply of Assisted Housing:

Checked: Apply for additional Rental Vouchers; Leverage private or other public funds to create additional housing opportunities; and Acquire or build units or developments

PHA Goal: Improve the quality of assisted housing – Objectives

Checked: Improve Public Housing Management; Improve voucher management; Increase customer satisfaction; Concentrate on efforts to improve specific management functions; and Provide replacement Public Housing.

PHA Goal: Increase Assisted Housing Choices:

Checked: Provide voucher mobility counseling; Conduct outreach efforts to potential voucher landlords; Implement voucher homeownership program; Moving To Work and Section 8 homeownership; Implement public housing or other Homeownership programs; and Other: Expand MTW Agreement with HUD to provide flexibility in meeting this goal.

- **HUD Strategic Goal # 2: Improve community, quality of life and economic vitality:**

PHA Goal: Provide an Improved Living Environment:

Checked: Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments; Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments; Implement public housing security improvements; and Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

- **HUD Strategic Goal # 3: Promote self sufficiency and asset development of families and individuals:**

PHA Goal: Promote Self Sufficiency asset development of assisted households:

Checked: Provide or attract supportive services to improve assistance recipients' employability; Provide or attract supportive services to increase independence for elderly or families with disabilities; Other: VOA /Senior Resources (social workers provided for highrise buildings), Assisted Living Programs, HCV Family Self Sufficiency Program, Home Ownership programs, and Hope VI Community and Supportive Service Plan.

- **HUD Strategic Goal # 4: Ensure equal opportunity in housing for all Americans:**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing:

Checked: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability; Undertake affirmative measure to ensure accessible housing to persons with all varieties of disabilities regardless of size of unit; and Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

* MPHA reserved its rights to exercise all rights guaranteed under law.

Annual Plan:

- **Statement of Housing Needs:**

Checked: 'Yes' that MPHA intends to open family waiting list

Updated demographics for public housing and section 8 waiting lists

- **Statement of Financial Resources:**

Budget Details: Provided HUD required budget information.

- **PHA Policies Governing Eligibility , Selection and Admissions:**

Added: Special one time transfers for former Bryant Highrise residents and Hollman Priority 1 residents who are otherwise eligible for senior housing to have priority for MPHA's new HOPE VI senior development (Heritage Commons at Pond's Edge)

Added to Other Preferences: "Former Bryant residents and Hollman Priority 1 residents who are eligible for senior housing.

- **Deconcentration & Income Mixing:**

Updated: Identified specific developments where there are income deviations above or below 85 – 115% of all average incomes.

- **Section 8:**

Information shared with prospective landlords:

Checked : Other: Current and past rental history if available

Search Time: Deleted reference to a 'reasonable accommodation'. MPHA will allow all families an opportunity to request an extension of search time.

Admissions and other preferences:

Deleted: Specific language to Hollman Consent Decree impact on Section 8 programs. As they are no longer applicable.

Other Preferences:

Lease in Place preference points changed from 10 to 1.

- **Section 8 Tenant Based Assistance:**

- **Section 8 Homeownership program:**

Identified local criteria and capacity for MPHA Section 8 Homeownership program.

- **Demolition and Disposition:**

Dates and Timelines for demolition and dispositions were updated.

- **Resident Membership on PHA Governing Board:**

Added: Required information regarding the resident members of the PHA Governing Board including: Names and terms of Residents on the Governing Board and information about the process by which they are appointed.

- **Project –Base Voucher Program:**

Listed: The project names, locations and number of units of Project Based programs.

- **Progress in Meeting the Five-Year Plan Goals:**

Provided HUD with details on progress in meeting 5 year Plan Goals: (see attached)

- **MPHA Statement of Policies (ACOP)**

Significant Changes:

- **Part I: Definitions:**

Retroactive Rent: Added language stating that *Retroactive rent is rent for the purpose of lease termination for non-payment of rent.*

- **Part II: Requirements for Admission**

Tenant Selection Criteria: A record of any of the following may be sufficient cause for MPHA to deny qualification and admission to the applicant family: *Inability to have gas and/or electric service connected in the name of the applicant head of household for MPHA units with tenant paid utilities.*

- **Part V: Tenant Selection & Assignment Plan**

Changed the unit offering policy for family units as follows:

Family Units: the Family Unit Offering Policy may be suspended when the occupancy rate is less than 97% for the family units.

Identified the process for implementing this section.

- **Part VII: Rent Computation & Security Deposit**

Added: Even if a tenant has requested a hardship, the tenant will pay 30% of their

adjusted income as rent.

- **Part IX: Tenant Transfer**

MPHA changed the order of priority for Occupancy Transfers so families who are under housed will be transferred before families who are over housed.

Added language to make it clear that when a family transfers to a unit with a higher deposit amount, the family will have to make up the difference in those amounts.

Added language that establishes the conditions when a family may transfer from a MPHA highrise to a MPHA family unit.

- **Part X: Leasing**

MPHA changed the requirement for adding minor children to the lease to state that the parent had to have permanent physical custody at least 75% of the time.

Added language that sets the conditions for adding a tenant's biological, legally adopted or court ordered permanent full-time custody of dependent minor children to the lease.

- **Part XIII: Tenant Grievance Procedures**

Added that the Grievance Procedures would be bypassed for any felony conviction.

- **Part XV: Parking Policy**

MPHA added language that only one parking permit is permitted per tenant household, and allowed for tenants to park commercial vehicles in the lots if: *it is a one ton or smaller automobile, owned by the tenant, properly registered with management and is the tenant's principle vehicle.*

- **Part XVI: Post Orders**

MPHA added language that *health care attendants or other people entering the building in a work capacity must show their work ID.*

- **Appendix C: Sales & Service Charge Schedule**

MPHA updated or added Sales & Service Charges.

- **Appendix D: Pet Policy**

Added a ban on live chickens and roosters in public housing units.

- **Appendix E: Housekeeping Standards**

Clarified language in this Section.

- **Appendix F: Rent Collection Policy**

Language was added to clarify when rent and other charges are due and how to make payment.

- **Reasonable Accommodation Policy**

Significant Changes

- Added that there has to be a relationship/connection (nexus) between the reasonable accommodation and the disability.
- Added that “MPHA shall not discriminate *or retaliate* against an applicant, public housing resident, Section 8 participant or other program recipient . . .”

- **Section 8 Administrative Plan**

Significant Changes

- **Section 4 – III.C (I):**

Added a Working Family Preference

- **Section 8-II.A – Attendance at Inspections by Owner and Family:**

Participants and Owners will be required to sign the completed inspection form.

- **Section 8-II.G – Enforcing Owner Compliance:**

The PHA will make all HAP abatements effective the first day following the expiration of the PHA specified correction period (including any extensions).

- **Section 10-I.B – Restrictions on Elective Moves:**

The PHA will deny a family permission to make an elective move during the family’s initial lease term. This policy applies to moves within the PHA’s jurisdiction or outside it under portability.

The PHA will also deny a family permission to make more than one elective move during any 12-month period. This policy applies to all assisted families residing in the PHA’s jurisdiction.

2005 Capital Fund Program

The Capital Fund component of the Agency Plan consists of the Annual Performance and Evaluation Report and the HUD FY 2005 Capital Fund Program Application. {MPHA has yet to receive a final formula amount from HUD for the FY2005 Capital Fund Program. Therefore the application will be in draft form until MPHA receives notice from HUD and will modify this portion of the Agency Plan once HUD provides the necessary information}.

- **2005 Performance & Evaluation Report**

The Annual Performance & Evaluation (P & E) Report is a summary of capital funded programs for the period ending March 31st of each year. The current P & E is for the period starting April 1, 2004 and ending March 31, 2005. There are two major components to this report: a summary review of Capital Funding of Management and Physical Improvement activities for the past year; and a summary spreadsheet of the status of obligations and expenditures of MPHA's Capital Funding.

- **Background**

HUD introduced the Capital Fund Program in 1992 as the Comprehensive Grant Program. It was designed to provide housing authorities across the country with consistent funding to plan and implement major capital improvement projects, as well as improvements to management processes and systems.

Since its introduction in 1992 and as of March 31, 2005, MPHA has been awarded \$189 million and expended \$170 million in Capital and Management Improvements. Pending continued funding from HUD, MPHA will continue its concerted efforts towards the preservation of its precious and much needed affordable housing stock.

- **Resident Partnership**

The success of the Capital Fund Program could not have been accomplished without a constructive relationship with the residents. We have worked very hard at achieving and maintaining a positive and beneficial partnership with residents and resident organizations.

The Modernization Committees that are formed at each development are a critical component of the capital improvement process at all MPHA properties. Residents meet with the property manager, capital improvements project manager, and develop a team to refine plans for the building, inspect the work in process and accept the completed product. This successful partnership approach is always being refined and it will be continued because it works so well.

Another important part of the process has been the City-Wide Capital Fund Committee, which includes representatives from both family and highrise housing; Mayor R.T. Rybak's Office, the City Council, Hennepin County, MPHA staff, and the City Planning Department. The City-Wide Committee, chaired by Executive Director Cora McCorvey, is a vital

advisory resource to MPHA in developing its annual application to HUD for its Capital Fund allocation. In 2003/2004, the Capital Fund Committee met several times to develop the Capital Fund FY 2004 application and Five-Year Implementation Plan.

- **Physical Improvements:**

Total grant received to date: \$189,709,862

Total grant obligated to date: \$178,445,930

Total grant expended to date: \$169,886,637

- **FY 2005 Capital Fund Program Application**

Total Application Amount: \$11,209,357

- **Components Include:**

CFP Transfer to Operations:

Management Improvements:

Examples:

MIS Software, Training, and Consulting

Physical Plant Operations Upgrades

Self-Help Program

Physical Improvements:

- **Resident Advisory Board / Comments on Agency Plan**

The Agency Plan includes a listing of the Resident Advisory Board (RAB) members and their comments as well as comments and responses from other resident organizations, individual residents and representatives of various community organizations.

- **Certifications**

The final requirement for the Agency Plan is that MPHA provide a number of Certifications including the Resolution Approving MPHA's Agency Plan adopted by the MPHA Board.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	8,612		1,102
Extremely low income <=30% AMI	7,639	88%	
Very low income (>30% but <=50% AMI)	873	9.8%	
Low income (>50% but <80% AMI)	100	1.5%	
Families with children	2,513	29%	
Elderly families	258	3%	
Families with Disabilities	387	4.5%	
White	955	11%	
Black	6,983	81%	
Native American	233	2.5%	
Asian	304	3.5%	
Hispanic	137	2%	
Non-Hispanic	8,475	98%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	6,155	54%	
2 BR	1,291	23%	
3 BR	848	17%	
4 BR	258	5%	
5 BR	60	1%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes: (Open for 0-1 bedroom highrise units) (2-6 bedroom opened June 7-11, 2005 and will be open once a month during the PHA Plan Fiscal year.)			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6,917		0

Housing Needs of Families on the PHA's Waiting Lists			
Extremely low income <=30% AMI	5,879	85%	
Very low income (>30% but <=50% AMI)	553	8%	
Low income (>50% but <80% AMI)	278	4%	
Over 80% AMI	207	3%	
Families with children	4,090	59%	
Elderly families	285	4%	
Families with Disabilities	2,146	31%	
White	1,522	22%	
Black	4,982	72%	
Native American	346	5%	
Asian	69	1%	
Hispanic	169	2%	
Non-Hispanic	6,748	98%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 25</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed?</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <ol style="list-style-type: none"> Public Housing Transfers Opt-Outs Families referred by the Minneapolis school district to be housed in the community surrounding the school attended by the children living in the household Single Parent Families enrolled full time in an accredited educational institute and referred by a service provider who provides affordable housing with services Project Based Program Completion transfers Homeless families recovering from an addiction accepted into a program that provides housing and services intended to promote the continued recovery of the family 			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☐ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☒ Other: (list below)
 - Work with CPED to implement Senior Affordable Housing Policy***
 - Explore possibility of selling MPHA properties and purchase other properties with proceeds***
 - Explore possibilities of issuing bonds as a mechanism for financing other affordable housing***
 - Explore possibility of fully utilizing MPHA's ACC authority***
 - Explore possibility of being a receiver for Tenant Remedies Act actions***

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☒ Other: (list below)
HUD has approved a designation plan of 11 public housing elderly buildings.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☒ Other: (list below)

Through MPHA's Project Based Initiative

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☒ Other: (list below)
Special outreach efforts to new immigrant residents regarding Agency Programs.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
☒ Staffing constraints
☐ Limited availability of sites for assisted housing
☒ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☒ Influence of the housing market on PHA programs
☒ Community priorities regarding housing assistance
☒ Results of consultation with local or state government
☒ Results of consultation with residents and the Resident Advisory Board
☒ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$16,300,000	
b) Public Housing Capital Fund	\$12,700,000	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$44,000,000	
f) Resident Opportunity and Self-Sufficiency Grants	\$250,000	
g) Community Development Block Grant	\$390,733	General Rehabilitation Resident Participation
h) HOME		
Other Federal Grants (list below)		
Section 8 Mod/Rehab	1,500,000	S8 Project Based Asst.
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI Revitalization	\$500,000	
Development/Moving to Work S8 MTW	0	Public Housing Capital Improvements
Capital Fund FFY2004	\$2,500,000	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income	\$13,000,000	Public Housing Operations
4. Other income (list below)		
Sales & Service/Rooftop Leases	\$325,000	Public Housing Operations
Interest	\$150,000	
4. Non-federal sources (list below)		
Total resources	\$91,615,733	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
☒ When families are within a certain time of being offered a unit: (***within an average of 6 months depending on availability***)
☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☒ Other (***Credit check, personal references***)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☒ Other (***Under the terms of a Federal Consent Decree, MPHA refers applicants on the Low rent Public Housing Waiting List to owners of property built as public housing replacement units.***)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
☐ PHA development site management office
☒ Other (***Open houses at various sites, homeless shelters, nursing homes and home visits.***)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices

- ☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One (*Family Units*)
☐ Two
☒ Three or More (*Highrise Units*)

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
☐ Over-housed
☐ Under-housed
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☒ Other: (list below)
 - *Up to a maximum of 15 occupancy transfers per month*
 - *Special one time transfer for former Bryant residents and Hollman Priority 1 residents who are eligible for Senior Housing to new MPHA HOPE VI Senior Development*

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year?

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 - ***Elderly, disabled and near elderly***
 - ***Former Bryant residents and Hollman Priority 1 residents who are eligible for Senior housing.***

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

☒ 5 Date and Time

Former Federal preferences:

- ☒ 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ 3 Victims of domestic violence
- ☒ 3 Substandard housing
- ☒ 3 Homelessness
- ☒ 3 High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☒ 6 Veterans and veterans' families
- ☒ 5 Residents who live and/or work in the jurisdiction
- ☒ 4 Those enrolled currently in educational, training, or upward mobility programs

- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ 3 Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 - 1 Elderly/Disabled
 - 1 Former Bryant residents and Hollman Priority 1 residents who are eligible for Senior Housing
 - 2 Near Elderly

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list)
 - *Security Guard Post Orders*
 - *Agency Plan*

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
630 Cedar Ave	191		
3205 – 37 th Ave SE	28		
315 Lowry Ave N	193		
3755 Snelling	28		
828 Spring Street	189		
809 Spring Street	32		

****NOTE:** While projects 2, 3, 5, 39, 48, 53, 58 and 81 have incomes above or below 85% to 115% because they are scattered site units, by nature they are deconcentrated and will not be included in the Plan.

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☐ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors):
☒ Other (list below)

State Sex Offender Registration Program

b. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

c. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug-related activity
☒ Other (describe below)
Current and past rental history if available.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☐ PHA main administrative office
☒ Other (list below)

By US Mail as indicated in the public notice for opening the waiting list.

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

The initial term of the voucher will be 90 days and will be stated on the Housing Choice Voucher.

The Housing Authority may grant one or more extensions of the term, but the initial term plus any extensions will not exceed 120 calendar days from the initial date of issuance without an extraordinary reason. To obtain an extension, the family must make a request in writing prior to the expiration date. A statement of the efforts the family has made to find a unit must accompany the request. If the family documents their efforts and additional time can reasonably be expected to result in success, the Housing Authority will grant the length of request sought by the family or 30 days, whichever is less.

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 - ***Lease in Place***
 - ***Mainstream disabled***
 - ***Homeless families recovering from an addiction accepted into a program that provides housing and services intended to promote the continued recovery of the family.***
 - ***Families referred by the Minneapolis school district to be housed in the community surrounding the school attended by the children living in the household.***
 - ***Single parent head of household enrolled full-time in an accredited education institution and referred by a service provider who provides affordable housing with services.***
 - ***Public Housing residents who have been approved to participate in MPHA's Homeownership Program.***

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- ☒ 2 Date and Time

Former Federal preferences:

- ☒ 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- ☒ 1 Victims of domestic violence
- ☒ 1 Substandard housing
- ☒ 1 Homelessness
- ☒ 1 High rent burden

Other preferences (select all that apply)

- ☒ 1 Working families and those unable to work because of age or disability
- ☒ 1 Veterans and veterans' families
- ☒ 1 Residents who live and/or work in your jurisdiction
- ☒ 1 Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ 1 Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 - 1 Lease in Place**
 - 10 Mainstream disabled**
 - 10 Homeless families recovering from an addiction accepted into a program that provides housing and services intended to promote the continued recovery of the family.**
 - 10 Families referred by the Minneapolis school district to be housed in the community surrounding the school attended by the children living in the household.**
 - 10 Single parent head of household enrolled full-time in an accredited education institution and referred by a service provider who provides affordable housing with services.**
 - 10 Public Housing residents who have been approved to participate in MPHA's Homeownership Program.**

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☒ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices – (*English, Somali, Hmong, Laotian and Spanish*)
☒ Other (list below)
To reach persons who don't read, the Agency utilizes broadcast media, including Talking Book Radio and Public Service Announcements

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one of the following two)

- ☐ The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
☒ The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

- b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

20% for 0 bedrooms at Project MN002-026, Rainbow Terrace, 1710 Plymouth

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☐ For the earned income of a previously unemployed household member

☐ For increases in earned income

☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☒ Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

20% for 0 bedrooms at Project MN002-26, Rainbow Terrace, 1710 Plymouth

☐ For household heads

☐ For other family members

☐ For transportation expenses

☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☒ Other (describe below)

For Interim rent increases will exclude income such that rent will not exceed the established flat rent.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments

☐ Yes but only for some developments

☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments

☐ For all general occupancy developments (not elderly or disabled or elderly only)

☐ For specified general occupancy developments

☐ For certain parts of developments; e.g., the high-rise portion

☐ For certain size units; e.g., larger bedroom sizes

☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☒ Other (list below)
When the source of income changes.

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below)
Based on rent reasonableness of non-assisted housing absent various amenities including carpet, dishwashers, garbage disposal, etc.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☒ Reflects market or submarket
☐ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. ☒ Yes ☐ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name: *Heritage Commons at PondsEdge (Bryants Replacements)*
Development (project) number: *MN002-050*
Status of grant: (select the statement that best describes the current status)
☒ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway

- c. ☐ Yes ☒ No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. ☒ Yes ☐ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

MPHA may partner with developers in a mixed finance deal to develop additional affordable housing and maximize its ACC authority.

- e. ☒ Yes ☐ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

MPHA may develop public housing units to maximize its ACC authority.

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: Scattered Site 1b. Development (project) number: MN02-039
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(01/10/05)</u>
5. Number of units affected: 4
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/10/05 b. Projected end date of activity: 31/03/06

Demolition/Disposition Activity Description
1a. Development name: Glenwood
1b. Development (project) number: MN02-004
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(01/10/05)</u>
5. Number of units affected: 0 (Land Only)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/10/05 b. Projected end date of activity: 30/09/06

Demolition/Disposition Activity Description
1a. Development name: Lyndale
1b. Development (project) number: MN02-003
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(01/10/05)</u>
5. Number of units affected: 0 (Land Only)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/10/05 b. Projected end date of activity: 30/09/06

Demolition/Disposition Activity Description
1a. Development name: Scattered Site
1b. Development (project) number: MN02-013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(01/10/05)</u>
5. Number of units affected: 4
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/10/05 b. Projected end date of activity: 30/03/06

Demolition/Disposition Activity Description
1a. Development name: Scattered Site
1b. Development (project) number: MN02-058
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(01/10/05)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/10/05 b. Projected end date of activity: 30/06/06

Demolition/Disposition Activity Description
1a. Development name: Scattered Site 1b. Development (project) number: MN02-053
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/10/05)</u>
5. Number of units affected: 1 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 30/10/05 b. Projected end date of activity: 30/06/06

Demolition/Disposition Activity Description
1a. Development name: Scattered Site 1b. Development (project) number: MN02-044
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/10/05)</u>
5. Number of units affected: 1 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 30/10/05 b. Projected end date of activity: 30/06/06

Demolition/Disposition Activity Description
1a. Development name: Scattered Site
1b. Development (project) number: MN02-043
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/10/05)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 30/10/05 b. Projected end date of activity: 30/06/06

Demolition/Disposition Activity Description
1a. Development name: Scattered Site
1b. Development (project) number: MN02-047
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/10/05)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 30/10/05 b. Projected end date of activity: 30/06/06

Demolition/Disposition Activity Description
1a. Development name: Scattered Site
1b. Development (project) number: MN02-038
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/10/05)</u>
5. Number of units affected: 7
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 30/10/05 b. Projected end date of activity: 30/06/06

Demolition/Disposition Activity Description
1a. Development name: Spring Manor Highrise
1b. Development (project) number: MN02-033
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(01/10/05)</u>
5. Number of units affected: 0 Land Only
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/10/05 b. Projected end date of activity: 30/09/06

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1) ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?10

b. PHA established eligibility criteria

- ☒ Yes ☐ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

- An eligible family must be a current MPHA Section 8 participant family in good standing.
- Once participant families have been approved for the homeownership program, they will have 180 days to purchase with Section 8 assistance. If the family is unable to purchase within the 180 days, they will retain their Housing Choice rental voucher.
- MPHA will review lender qualifications and loan terms before authorizing homeownership assistance. MPHA may disapprove proposed financing, refinancing or other debt if it determines that the debt is unaffordable, or it is determined that the loan terms do not meet MPHA specifications (affordability). Affordability requirements must be consistent with MPHA’s Section 8 HCV rental voucher rent reasonableness calculations however, once a family purchases a home under this program the voucher size and payment standard used will remain constant during the participants tenure on the program.

b. What actions will the PHA undertake to implement the program this year (list)?

- Seek HUD approval to administer Section 8 homeownership program.
- Provide outreach to Section 8 voucher parties.
- Work with a consultant to set up first time homebuyer education and mortgage readiness counseling.
- Ongoing work to secure funding for a revolving loan fund to assist families with downpayments.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. ☒ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. ☒ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. ☒ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

The Family Housing Fund, a local non-profit philanthropic organization, has been the contractor through which MPHA and Thompson Associates established and currently operates its first time homebuyer education and training program for MPHA residents and Section 8 participants for over 10 years. This collaboration effort has enabled 171 public housing and Section 8 families to purchase their first homes, and with funds contributed by Family Housing Fund (up to \$20,000 for downpayment and rehab assistance), has helped bridge the affordability gap. In a report prepared for the U.S. Department of Housing and Urban Development, Office of Policy, Program and Legislative Initiatives by Jennifer Turnham of Abt Associates, Inc., Ms. Turnham stated "Based on its success with the HOME and Moving Home programs, the homeownership counseling offered by MPHA through Thompson Associates may be considered a model for Section 8 homeownership programs developed under the new rule." Sue Didier, President of Thompson Associates, is an AHECI Certified Homeownership Education and Counseling firm, HOME Program Administrator, Loan Counselor, and a licensed Real Estate Broker in the State of Minnesota.

- d. ☒ Demonstrating that it has other relevant experience (list experience below).

The MPHA Homeownership Coordinator, Janice Hughes, P.H.M, C.M.M been employed by MPHA since 1992. She received the Public Housing Occupancy Specialist certification in 1993 and Housing Specialist Certification in Section 8 Occupancy in 1999. Ms. Hughes has administered MPHA's homeownership programs for the past eight years, held her Real Estate License in the State of Minnesota and received Certification in first time homebuyer Counseling from the Homeownership Center in 2002. She currently works closely with the FHF, Thompson Associates and lenders in providing mortgage readiness counseling to MPHA homeownership program participants.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field

Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2001 - 2005.)



Progress in Meeting 5 Year Plan Goals

The Minneapolis Public Housing Authority has made significant progress in meeting its five-year goals as identified in its 5-Year Plan for Fiscal Years 2001-2005. This is the 5th year of the 5-Year Plan and the progress made reflects the significant contribution MPHA has made to achieving its goals.

Expand the supply of assisted housing:

- ◆ MPHA moved forward with implementing its HOPE VI Grant to develop a 102 unit Senior Development with an Assisted Living component and is working to secure approximately \$1,000,000 in non-Hope VI grant funds to enhance this development. Construction started in the fall of 2004. As of April 2005 the building foundation was 100% completed and first floor framing was 90% complete. Completion is scheduled for December 2005 with occupancy to begin January 2006.
- ◆ MPHA Board has approved the use of up to 20% (800) of its Section 8 Vouchers for project basing. To date some 404 Section 8 project based vouchers have been issued for various developments.
- ◆ MPHA has completed 722 of the 770 replacement units required by the Hollman Consent Decree with 472 of those units developed in suburban jurisdictions. All 770 units are expected to be completed and ready for occupancy by the end of 2005.
- ◆ MPHA was successful in acquiring land in Linden Hills for \$1.00 from the Met Council and then leveraged a \$1 million grant from Minneapolis' Community Planning and Economic Development Department (CPED) for the construction of a new 5-unit townhome building. This will comprise the final 5 Hollman replacement units which are expected to be completed at the end of 2005.
- ◆ MPHA acquired a lot in the Kingfield Neighborhood for \$1.00 from CPED and is now in the final stages of constructing a new duplex building. Construction is expected to be completed in June of 2005.

- ◆ MPHA continues to work with CPED and the Mayor's office to develop strategies that will better utilize existing resources for affordable housing. Strategies include MPHA's purchase of rental property and matching MPHA's unused ACC authority to make these properties and other city residential development projects affordable.
- ◆ MPHA's collaboration with Minneapolis Public Schools, Family Housing Fund and Lutheran Social Services in creating the "It's All About the Kids" program has successfully housed 125 families. 150 Housing Choice Vouchers were made available to families who are homeless and working with the Minneapolis Public Schools. Participating families will receive housing, supportive services and counseling that will allow families to live in neighborhoods where their children attend school. Thirty-one schools have participated in this program and over 400 school aged children have served.
- ◆ Through MPHA's two Homeownership Programs, 162 families have purchased homes. To date over 850 families have participated in the home ownership and credit counseling services offered through these programs. Both programs provide counseling, mortgage readiness training and down-payment assistance as part of the array of services offered. Twenty-one of these families have purchased homes under the MTW Section 8 Home Ownership Demonstration program. MPHA will implement a Section 8 Homeownership program pursuant to the new regulation effective in calendar year 2005.
- ◆ MPHA secured an Empowerment Zone grant for \$133,333 which will provide down payment and closing costs assistance in its two Home Ownership programs.

Improve the quality of assisted housing:

- ◆ MPHA continues to be a high performer under the Public Housing Assessment Program (PHAS) and has made significant improvement in its Section 8 management operations.
- ◆ MPHA's Capital Improvements program has invested more than \$170 million in capital improvements work since the inception of the program in 1993.
- ◆ Through mixed financed agreements and negotiations with developers and community partners, MPHA has made significant progress in de-concentrating public housing. To date 472 public housing units have been located in suburban localities.
- ◆ Through partnerships with four assisted living providers and funding through Hennepin County, MPHA has created six assisted living programs that provide services in its public housing developments.
- ◆ MPHA has 19 Service / Space Use Agreements with various providers who bring an array of services and support to the resident communities.

Increase Assisted Housing Choices:

- ◆ MPHA performed a Rent Reasonableness Study and Market Analysis to identify opportunities for contract rent reductions. This enabled Section 8 Department resources which HUD reduced to have broader distribution.
- ◆ The Greater Metropolitan Housing Corporation (GMHC) approved a \$40,000, 0% interest loan to MPHA to be used in support of an MPHA Hollman Mobility Security Deposit Revolving Loan program to assist eligible families in utilizing Hollman Vouchers to lease in non-concentrated areas. MPHA contributed \$3,000 to the Revolving Loan Fund. Because this is a revolving loan fund and repaid loans can be reallocated to different program participants, MPHA has provided over \$56,000 in security deposit loans to families who otherwise would not have secured affordable housing because of landlord's high costs of security deposit requirements.
- ◆ MPHA operates a Housing Resource Room in collaboration with HousingLink, a non-profit housing clearinghouse whose mission it is to link low-income families to assisted and other affordable housing in the Metropolitan Area. The Resource Room receives over 300 inquiries for per month.

Provide Improved Living Environment:

- ◆ MPHA continued its in-house Supervisory Training Program to further develop and increase the skills of its management staff and also renewed its membership to the Housing Television Video Network to provide ongoing satellite training opportunities in-house. Staff also participates in other professional development training opportunities, including but not limited to: Family Self Sufficiency; Public Housing Manager; Rental Integrity Monitoring; Rent Calculations; Inspections; Computer Technology; Section 8 Housing Quality Standards Certification and etc. MPHA undertook an intensive effort to enhance the customer services skills of its staff by providing a comprehensive training program to those staff who have the most interaction with residents and other customers.
- ◆ MPHA revamped its data communication infra-structure that brings speeds of 100 MB to the desktops using Cisco giga- switches. This enhances our administration processing and increased efficiency.
- ◆ MPHA installed new desktops for all staff (with Microsoft Windows XP operating system and Microsoft Office XP suite). These computers are faster and have the latest technology for increased efficiency, faster processing and better reliability.
- ◆ MPHA upgraded its e-mail and voice-mail systems to provide redundancy for failures and avoid any down time
- ◆ MPHA is revamping its website to make it current.

- ◆ MPHA is implementing a new work order system called MPHA Maintenance System (MMS). This will allow us to better track the work orders and improve coordination with different departments.
- ◆ MPHA has established an IT Committee to assess all technology needs and prioritize them according to the available resources to meet the demands towards Agency goals.
- ◆ MPHA continues its partnership with the Minneapolis Police to provide a team of police officers that is assigned to public housing for security purposes.
- ◆ MPHA continues its partnership with the Minneapolis Highrise Representative Council (MHRC) to enhance Project Lookout, a resident security program in MPHA highrises, and included a joint effort that resulted in a \$300,000 grant to support crime prevention activities in the Highrise communities. MHRC operates a Project Lookout program in 20 highrises involving over 150 resident volunteers.
- ◆ MPHA also works MHRC in implementing various diversity initiatives for both residents and staff.
- ◆ MPHA has maintained its relationship with 40 resident councils, including the Minneapolis Highrise Representative Council, Glendale Resident Organization, the Scattered Site Resident Council and various individual resident councils to encourage resident participation in MPHA communities.

Promote self-sufficiency and asset development of assisted households:

- ◆ The Section 8 HCV FSS Coordinator is successfully working with 190 HVC FSS Participants. Since the Coordinator's hire last year, MPHA has enrolled 50 new FSS Participants and graduated 16 who met their goals and averaged an escrow payout of approximately five thousand dollars.
- ◆ MPHA continued working with the Minneapolis Department of Public Works and Heritage Park developer to implement Section 3 employment and business goals for the over \$250 million Hollman development.
- ◆ MPHA adopted the same employment, contracting and Section 3 goals for its HOPE VI project as it did for the Heritage Park Development.
- ◆ MPHA maintained a 99% rent collection rate for its public housing properties.
- ◆ MPHA continues to fund its Self Help program budget committing \$110,000 for this past year. This fund provides work opportunities and stipends for residents who perform a number of tasks for MPHA at the buildings in which residents.

- ◆ MPHA participates in a cost share partnership with Volunteers In Service To America (VISTA) which provides 5 VISTA / Community Worker positions for MPHA. Historically these Community Worker positions are filled by MPHA residents.

Ensure equal opportunity and affirmatively further fair housing objectives:

- ◆ MPHA adopted Public Housing Applicant Screening Guidelines to establish uniform criminal selection criteria. In addition MPHA conducted training for staff and tenants who are Informal Hearing Officers for persons who are denied admission to public housing. As part of this process, MPHA revised various forms, including the application for public housing, related to the admission process and the Informal Hearing.
- ◆ MPHA revised its Employee Work Rules and provided training on the Work Rules to all employees. One section in the Work Rules is titled "Relationships with Residents, Program Participants, Applicants, and the Public." In general this section prohibits financial transactions, requires respect and dignity, discourages personal relationships, and explains the use of key tags and master keys and the disposal of resident's property.
- ◆ MPHA revised its lease termination letter and monthly rental statements to include Limited English Proficiency information.
- ◆ The MPHA Board of Commissioners approved policies establishing goals governing contracting with Women and Minority Owned Business Enterprises (W/MBE). The W/MBE goals are: 20% of Contracts awarded to MBEs and 7% awarded to WBEs. The Procurement Department is charged with implementing this Board policy, monitoring compliance and reporting on MPHA's success in meeting the W/MBE goals. In addition, the MPHA Procurement Department oversees compliance activities with 24 CFR 135: 'Section 3' regulations.
- ◆ MPHA established the 'Supplier Diversity Program' to ensure that minority, women and Section 3 businesses have an equal opportunity to bid on and possibly be awarded contracts through the MPHA.
- ◆ For 2004, MPHA is on target for meeting or exceeding MBE goals and has made progress in its WBE and Section 3 goals.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

Substantial deviation is a material change to an MPHA [written] policy that requires approval by Minneapolis Public Housing Authority's (MPHA's) Board of Commissioners. It does not include a change in strategy, policy or procedure when the change is reasonably necessary to effectuate the intent, purpose or interpretation of MPHA's Agency Plan or other policy.

A significant amendment or modification to an MPHA policy is one that will most likely result in a major effect upon the intent, purpose or interpretation of MPHA's Agency Plan or other policy.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

- a. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

***** Insert provides comments received from the Resident Advisory Board, MPHA residents, MPHA staff and various constituencies. ******

Comments for Response MPHA FY2006 (HUD 2005) Agency Plan

The Template

- Is there a contradiction between the Resident & RAB Priorities: 1) There should be effective, but fair screening of all applicants and 2) Concern about possible disparity between the immigrant population and the American born populations in getting housing and receiving other government services?



MPHA's admissions standards comply with federal and state law and federal regulation. Also MPHA recently modified its admission screening guidelines to better ensure that all applicants are treated similarly. In addition each person who is denied admission to public housing is afforded the opportunity to request an informal hearing. Furthermore, MPHA goal is to house persons who will comply with the lease. If residents do not comply with the lease, MPHA takes action to enforce the lease. In Minneapolis, immigrants have traditionally used public housing as a transition to independent living as evidenced by the changes in the nationality of immigrant residents. However, MPHA believes that American born persons are fairly represented in the resident population.

Rent Collections

Rent Payments Due

- Have two or more due dates for rental payments throughout the month so that the payments can be processed more quickly.



See comments below

- Housing should realize that some people do not get paid the first of the month. Seniors don't get paid until the 3rd of the month.



See comments below

- Make residents aware of the process for rental payments so they realize why it takes time.



See comments below

- Every month I pay my rent, but because I don't get paid until the 15th of the month, I receive a 14-day notice from Rent Collections.



See comments below

- After a resident receives a 14-day notice, how long will it take before he receives an eviction notice?



MPHA has over 5700 residents. While MPHA has two leases one for high-rise residents and one for family residents, the lease states (except for a resident's first monthly rent payment) that all residents must pay their rent on or before the first of each month. If a resident does not pay their rent by about the middle of the month, MPHA sends out a lease termination notice stating that the tenant has an additional 14 days to pay rent before MPHA will serve an eviction action in court. The lease termination notice tells residents how to pay the late rent and to call the Rent Collections Department if they have questions. Also, if a resident does not pay the rent by the end of the month, MPHA usually files eviction actions on the fifth or sixth of the next month. As a result a resident has about 35 days to pay the late rent and to avoid the eviction action. Also, MPHA does not assess a fee for late rent.

A resident who has further questions may contact their Rent Collection Agent for North High-rise Units at 612-342-1466, Family Units at 612-342-1465 and South High-rise Units at 612-342-1216. . You may also contact the Supervisor of Rent Collections at (612) 342-1215.

A resident may also access MPHA's web site on "FREQUENTLY ASKED QUESTIONS ABOUT PAYING RENT" at:

<http://www.mphaonline.org/familys.cfm>

- I have tried to call, but get no response from the number given on the notice.



See underlined response above

- Add a line to the public housing application asking when the prospective resident receives income during the month and when it would be best to pay the rent.



MPHA, at this time, has determined it is not feasible to change its rent collections procedures to allow for payments at different times of the month.

Payment Process

- The rental payment process is often an issue for clients as to how the payment is applied to the accounts. There is constant confusion about this in the tenant population especially if a client sends their money in, but it isn't posted on the next rental invoice.



MPHA applies all unspecified payments to outstanding rent before applying the payments to other charges on a resident's account such as sales and service charges. MPHA applies payments in the following order: 1) Rent; 2) Security Deposit; 3) Retroactive Rent; and 4) Sales & Service Charges. If a resident does not specify where the payment should be applied, MPHA will apply the payment to rent as a default.

MPHA suggests that a resident wait at least one week from the date that the payment was mailed for the payment to show up on the account. If it is past one week, the resident should contact their Rent Collection Agent for North High-rise Units at 612-342-1466, Family Units at 612-342-1465 and South High-rise Units at 612-342-1216.

- Rental payments need to be processed more timely so residents don't receive a NOTICE even though they have paid their rent.



The Rent Collection Department sends a preliminary list of tenants who will receive a lease termination notice or 14 day letter to Principal Housing Managers, Highrise Supervisors, Property Managers, Field Eligibility Technicians, to the Manager and Supervisor of the Leasing and Occupancy Department, the Director of Special Projects and the Legal Department. The preliminary list is reviewed by staff for accuracy before the lease termination letters are mailed. MPHA tries to ensure that the list is current and accurate.

Sometimes rent payments cross in the mail, the rent payment lacks necessary information which delays the processing of the payment and MPHA makes an error in processing over 5000 rental payments. MPHA encourages tenants to timely pay rent and make sure all necessary information is provided. Also, MPHA has published a Request for Proposals for banking services and ways to improve the rent collection process. MPHA is continually evaluating the process and ways to improve it.

- When a resident is recertifying or reporting an increase or decrease in income, provide the resident with a print out of the rent calculation.



See response below

- There should be a quicker response to residents regarding their rent payment when income changes.



Due to this concern, effective June 1, 2005, when a resident reports an income change to the Property Manager, the Manager will give the resident an estimated rent amount. That amount will not be reflected on the rent statement until after third party verification of the change is received. But MPHA sends a copy to rent collections to alert them of the pending change. Residents should pay the estimated amount.

- Resident paid rent on time and actually had a \$1.00 credit, but still received a 14-day notice.



Sometimes situations occur that require a resident to follow up with Rent Collections. Rent Collectors will gladly answer any question you have about your rent. MPHA asks that you contact the Rent Collector for your area. As noted above, the phone numbers for the Rent Collectors are: a) North Highrise: (612) 342-1445; b) South Highrise: (612) 342-1216; and c) Family: (612) 342-1466.

- The Rent Collections process seems like a huge amount of paperwork. Can't this system become more accurate so as not to have to mail these letters all the time?



MPHA decided to mail lease termination letters when a tenant is late in paying one month's rent. MPHA made this decision after careful review and in consultation with resident groups. In the past, MPHA mailed the lease termination letters when a tenant was late in paying two months rent. It is easier for a tenant to pay one month of late rent rather than two months. MPHA's goal was to reduce the number of evictions for non-payment of rent. Also, as stated above, MPHA continually evaluates its process and ways to improve it.

- The process for rent payment needs to be revised so that while a resident is negotiating with the ET or supervisor regarding rent, he or she does not receive an eviction notice prior to resolution.



MPHA does not negotiate rent. Rent is established in compliance with federal law and regulation. However, as stated in the previous response, Field Eligibility Technicians (ETs) should be reviewing the preliminary list of tenants who will receive a lease termination notice. MPHA follows up with ETs to make sure that they are accurately reviewing the preliminary list so that tenants who are in the process of a rent adjustment do not receive a lease termination notice.

- MHRC appreciates the commitment and efforts made already by MPHA to address concerns raised during the Agency Plan review process regarding rent collection and calculation procedures and privacy concerns during annual rent redeterminations.



Thank you for recognizing MPHA's efforts in this area. MPHA is continually evaluating the process and ways to improve it.

Reasonable Accommodation

- Recommend that all MPHA resident correspondence, policies, etc. be available in Braille, e-mail, cassette, readers or other alternative techniques that would be chosen by an individual blind person. Also, recommend that MPHA have a citywide policy regarding accessibility and that these recommendations be included in that policy.



MPHA has a Reasonable Accommodation Policy and a Limited English Proficiency Policy to address resident's individual communication needs. Each request for language and disability assistance is evaluated on an individual basis. MPHA believes that its policies comply with federal and state law and federal regulation. While MPHA agrees that in an ideal world each disabled resident and limited English resident should be able to choose the assistance that would best suit their needs; however, MPHA receives most of its funding from the federal government which has significantly reduced funding over the past years. As a result, MPHA does not have the funds, staff or time to provide such assistance. However, even with budget reductions, MPHA will continue to try to meet the needs of residents.

- Is it a Reasonable Accommodation and do you need a physician's order to be able to get a bath tub rail?



Installation of a bathtub rail can be a reasonable accommodation. However, MPHA generally installs these based upon a work-order request by a resident without requiring a reasonable accommodation.

Statement of Policies

- Recertifications were done side by side (1515 Park). At another building the recertifications were done privately, but residents had to wait in line for a long time.



It is MPHA's expectation that all residents be accorded privacy when they have any interaction with our Agency. The re-certification should be conducted in a manner that respects the privacy of the residents. MPHA staff has been reminded of this expectation.

- A resident went to her property manager three times to try to report an increase income and the PM has not had time to meet. The resident is worried about having to make up a large amount of rent because this has not been done timely.



Thank you for sharing this information. MPHA has reminded staff of its responsibility to timely respond to resident needs.

- In units where the resident is responsible for utilities payments, how does this work?



At the lease signing, the utility companies are notified of the new move-in and they read the meters and charge the resident from the move-in date. The rent for residents who pay their own utilities is reduced based on a conservative use of utilities for that type and size of unit. For example, the utility allowance for a 2-bedroom scattered site unit is \$143.00, thus if 30% of a resident's adjusted gross income was \$200.00, their rent would be \$57.99; the \$200.00 minus \$143.00 = \$57.00.

- MPHA will not know about a problem an applicant has with utilities until after the fact. Is there a way that the utilities screening could be part of the application process, so MPHA knows prior to acceptance that the tenant could possibly be displaced. Request a letter of credit from the utilities company.



The clarification of a prospective tenant's ability to get utilities in their own name is part of the application process and must be demonstrated prior to a person leasing a unit that has this requirement.

- How will MPHA challenge a tenant if they say they have custody, but the child isn't living with them? Is there any provision for intermittent absences?



If custody is an issue, MPHA requires documentation that a resident has custody of a dependent child. The documentation may include court orders, legal documents, government records or other documents. While intermittent absences may be okay, the fact that a child is not living with the resident may be evidence that the resident does not have custody.

- Does the child custody requirement refer to a grandparent with custody of a grandchild?



Yes. MPHA's custody requirements apply to any resident who has custody of a minor.

- How can a resident transfer from a one bedroom to a two bedroom apartment? She has a child.



MPHA will not add a person to a high-rise lease where it will cause the family to be under housed or if MPHA determines that the tenant has attempted to circumvent the family wait list. However, MPHA may add a tenant's biological, legally adopted or court ordered permanent full time custody of dependent minor children to the lease, if: a) the tenant was lease compliant for a least one year including paying rent on time; b) tenant has custody of the children for at least 75% of the time; c) tenant has provided a court order, legal document, legal proof of adoption, verified birth certificate or other similar written objective third party verification; d) MPHA determines that the tenant has not attempted to circumvent the family wait list; and e) a suitable family unit is available within a reasonable time depending upon the circumstances.

- Do the elderly still have a preference for admission?



Yes. Elderly applicants still have a preference for admissions to MPHA.

- Does MPHA charge for ordinary wear and tear of screens?



MPHA does not charge for ordinary wear and tear. If there is evidence that damage is caused by a resident or his/her guests, MPHA does charge for the repair of damaged items.

- MHRC strongly supports MPHA's commitment to exceed HUD federal targeting requirements for families at or below 30% of Area Median Income in public housing. Since the waiting list shows that 88% of the over 8,000 families on the public waiting list are extremely low-income, it is critical that we continue to ensure that there is adequate housing available for those with the greatest need.



Thank you for acknowledgement of MPHA's commitment in this area. We concur that it is critical to ensure that housing resources remain available to extremely low income families.

Security

- Resident is grateful and thankful for public housing. Minneapolis is not like it used to be – need more money to increase security in the highrises.



Security remains among MPHA's highest priorities. However, the dramatic cut in the Agency's resources, including the loss of Drug Elimination Funds requires MPHA to allocate its resources to meet a number of core functions. MPHA is reviewing alternate strategies to enhance security; such as expanding Project Lookout etc.

- There are a percentage of residents that cause problems, but there are also residents who are exemplary in their behavior and responsibilities and those residents should be rewarded.



MPHA has made significant progress in keeping its housing, safe, decent and affordable. We believe having an environment that supports family and community life is a significant reward contributing to the well-being of residents.

- 1611 – 6th Street has parking problems and the parking area needs more lighting and security cameras in the parking area as residents' cars are being vandalized.



The Capital Fund Program has funds for upgrades at the Cedars complex for site improvements which include site lighting and security upgrades.

- Why can't we have a police officer as a resident in every building? We have one in ours and I see less crime. They could have free or very low rent as payment for the off hours work they would do for us.



HUD regulations govern the operation of the Resident Peace Officer program. MPHA is limited to housing 15 officers in our facilities.

Section 8

- Why did the Section 8 Administrative Plan balloon to 450 pages, yet had very few changes?



MPHA made the decision to utilize the Section 8 Administrative Plan as a model document that would illustrate procedures for implementing our policies. The regulations that govern the Section 8 policies are specifically referenced in the Administrative Plan. These enhancements increased the size of the document, but provide more clarity for staff, participants, landlords and others interested in how MPHA operates its Section 8 programs.

- Can I apply for Section 8 and what is the procedure? The last time the list was opened; I called for hours and hours and could never get in to leave information.



MPHA's Section 8 Waiting List is closed so we are not able to accept new applications at this time. MPHA opened the Section 8 Wait List in 2003 and currently about 7,000 applicants are on the wait list. We do not anticipate re-opening for approximately 5 years. When MPHA opens the Section 8 Wait List we will give a public notice. The Notice will state where, when and how to apply. However, HUD's latest budget decisions make it unlikely that new vouchers will be allocated and HUD's recent cuts to the Section 8 program limits the availability of existing vouchers.

- Can vulnerable or homeless adults be moved to the top of the waiting list?



Homeless families are given a preference that moves them up and brings them closer to the top of the Section 8 Wait List. The Wait List is ranked by the total number of points an applicant has. The following criteria is used to rank applications:

1st criteria: persons with the most preferences;

2nd criteria: persons from the "oldest" Wait List (i.e., 1992 Wait List; 1998 Wait List; and 2003 Wait List). In the case of a tie, the lowest number from a randomly assigned number breaks the tie.

Because of the mix and number of factors and persons moving in and out of the Wait List maintenance process, there will never be a static placement number assigned to the applicants. The current preferences are as follows:

- 1. Family is being displaced from present housing (does not apply to evictions);**
- 2. Family is homeless or living in substandard housing;**
- 3. Head of household or spouse lives or works in Minneapolis;**
- 4. Family is rent burdened by paying more than 50% of income for rent and utilities for more than 90 days;**
- 5. Head of household or spouse is participating in an economic self-sufficiency program;**
- 6. A member of the household is a veteran of the U.S. military forces;**
- 7. A member of the household is participating in a program for victims of domestic abuse, and**
- 8. Family lives in the City of Minneapolis and current landlord will accept Section 8 (Lease in Place).**

- If a Section 8 participant believes there is discrimination by some of the case workers at MPHA, what should the participant do? Would MPHA retaliate against a client if they complain about an employee?



Section 8 Program participants, have a right and a responsibility to register complaints. This includes a complaint against a Section 8 staff person. Complaints against staff are

directed to the Supervisor of that particular staff person. The Supervisor will review the complaint and may meet with the participant.



MPHA does not tolerate discrimination or retaliation. A person who has a concern with a Section 8 employee may contact one of the following Section 8 management team: Director of Property Management, Jan Salisbury at (612) 342-1403 and Manager of Section 8, Cheryl Borden at (612) 342-1420.

- A Section 8 participant requested to move to St. Paul and the ET told him he could not. Why can't he move to St. Paul?



MPHA's Section 8 program does not allow a person to move during the initial lease up period or more than once in a 12 month period. It is possible that the participant wishing to move to St. Paul was in the initial lease up period or had previously moved within the past 12 months.

- What is the difference between Project Based and Tenant Based Vouchers?



Under the Tenant Based Voucher Program, the public housing authority issues an eligible family a voucher and the family selects a unit of its choice. If the family moves out of the unit, the contract with the owner ends and the family can move with continued assistance to another unit.

Under the Project Based Voucher Program, a public housing authority enters into an assistance contract with the owner for a specified number of units and for a specified amount of time. The public housing authority refers families from its waiting list to the project owner to fill vacancies. Because the assistance is tied to the unit a family who moves from the project-based unit does not have any right to continued housing assistance. However, families who have fulfilled their initial lease agreement (one year) may be eligible for a tenant based voucher if one is available at the time the family wants to move.

- If a participant is disabled and lives in Project Based Section 8 housing, are they taken off the Waiting List or can they eventually receive a Tenant Based Voucher?



When a person becomes a Section 8 participant, either through the Housing Choice Voucher program or the Project Base Voucher program, that person comes off the Section 8 waiting list. However, in Project Based situations because the assistance is tied to the unit, a participant who moves from the project-based unit does not have any right to continued housing assistance. However, participants who have fulfilled their initial lease agreement (one year) may be eligible for a tenant based voucher if one is available at the time the participant wants to move.

- A participant lives in Project Based Section 8 housing and feels that at a certain point during recovery, a participant should be able to receive a regular Section 8 voucher and be able to move to become more self-sufficient.



Under the Project Based Voucher Program a public housing authority enters into an assistance contract with the owner for a specified number of units and for a specified amount of time. The public housing authority refers families from its waiting list to the project owner to fill vacancies. Because the assistance is tied to the unit a family who moves from the project-based unit does not have any right to continued housing assistance. However, families who have fulfilled their initial lease agreement (one year)

may be eligible for a tenant based voucher if one is available at the time the family wants to move.

- Section 8 landlords are not keeping up with quality housing standards. Section 8 properties have severe deficiencies and cannot pass inspections. Would MPHA consider purchasing Section 8 properties and managing them?



Section 8 Inspectors inspect all units in the program based on HUD Housing Quality Standards (HQS). If a unit fails an inspection, the owner is given time to make repairs. If the repairs are not made within regulatory timeframes, Section 8 terminates the HAP Contract with the owner and assists the participant family with a moving voucher to relocate. The participant family, not the MPHA that selects the unit. If the unit fails an initial move in inspection, the family has the option to wait for the owner to repair and bring the unit up to Housing Quality Standards or the family can withdraw the request and obtain new paperwork to search for an alternate unit.



MPHA is always interested in expanding the options for affordable housing and would consider purchasing additional units if funding were available. However, the purpose of the Section 8 Voucher program is to create an avenue where families can find housing in the private market.

- A participant made a complaint to the inspector about her unit and was kicked out by the landlord in retaliation. Is this legal?



It is against the law for a landlord to retaliate against a tenant for complaining to a Section 8 Inspector. While a property owner can give a tenant/participant notice to vacate, ONLY the Housing Court can evict a family. Therefore, it is not legal for an owner to “kick out” a tenant/participant. In instances where a participant family believes they have been retaliated against, they should contact their Eligibility Technician, who will refer the family to Legal Aid or the Volunteer Lawyers Network..

- If I am a Section 8 participant and my landlord raises the rent, some states are asking the participant to make up the difference rather than increasing the HAP payment.



Under the Section 8 Voucher Program, if the rent subsidy the MPHA is paying is equal to the payment standard, any increase in rent requested by the landlord is paid by the Section 8 participant. MPHA is already paying the maximum subsidy allowed.

- Will the Section 8 Homeownership Program be available for residents in the highrises?



No. MPHA's Section 8 Homeownership program is available only to those who currently have been issued a Section 8 Voucher.

- Please give more information regarding supportive services for people with disabilities. Will people with disabilities be considered for homeownership?



Many of MPHA's Project Based Voucher Communities have HUD's Supportive Housing Program (SHP). This program specifically enables owners to provide direct services to participants with disabilities.



Also, under the new regulations elderly and disabled persons will be able to participate in the Section 8 Homeownership program.

- If a Section 8 participant is interested in homeownership, how will Section 8 help him make the payment to purchase a home? Would the participant be required to pay interest on the loan?



MPHA is in the process of developing a new Section 8 Homeownership Program. Under this program, the Housing Assistance Payment (HAP), the portion of the rent paid by the MPHA to the landlord, can be used to assist with the mortgage payment. The participant would be required to receive homeownership counseling, qualify for a mortgage and work with MPHA and its subcontractors to take steps necessary for Homeownership. MPHA is not aware of any purchasing process that does not have an interest payment requirement.

- How are partnerships monitored? What is in place to make sure services are being given?



MPHA assures compliance of our owner partners through daily and weekly contact and communication. MPHA staff does not regulate or monitor supportive services. The exception is the 2 Youth Project Based Voucher Communities. MPHA requires a monthly service report to assure that supportive services are being provided.

- Have a drop off box for Section 8 paperwork and have someone at the front desk who can answer Section 8 questions, give landlords and participants the correct forms, etc. You have a receptionist who can answer public housing questions, but need someone to provide Section 8 information.



See comment below

- Section 8 participant has tried to contact her ET for weeks and cannot get a response. She came into the MPHA offices and could not see anyone without an appointment. There was no one at the desk that could answer a question about Section 8 or give her the form that was needed. How can a participant get answers or forms when the participant is not allowed to go up to the Section 8 office and no one returns her calls and no one at the desk can help?



See comment below

- Section 8 participant arrived in the MPHA downtown office because he had no response from his ET for 3 weeks. Participant was told he must have an appointment to be able to see someone and was told he could try the ET on the wall phone. Participant tried and was unable to reach anyone. How can he set up an appointment or ask questions, if he cannot reach his ET?



On March 1, 2005, the MPHA Section 8 Programs implemented a “Scheduled Appointments” policy which replaces its “Walk-In Assistance” Policy. It is our belief that scheduled appointments will result in less waiting time, timelier resolution of service needs and ultimately, strengthen the relationship between Section 8 staff and those we serve. Setting appointments enables staff to pull all of the paperwork and file data needed together, and have it ready for the scheduled meeting. All actions can then be completed at one appointment rather than the participant making several trips as they did previously. With appointments, staff has a better handle on scheduling their daily activities. In turn, this allows staff to process participant files timelier and with more accuracy – creating a better result for participants and owners. Additionally, scheduled appointments better assures data privacy.

- Section 8 participant stopped in the MPHA office to drop off paperwork required to be submitted by the next day. He was given an envelope and told to go out to the mail box on the street corner and mail the paperwork into the office. The front desk could not accept it. The participant was then told to fill out a form checking that he tried to drop off the paperwork and the form would be delivered to the ET and the participant would be contacted within 48 hours. The participant was angry that he could drop off a form

saying that he tried to drop off the paperwork, but could not just drop off the paperwork. Why won't MPHA accept paperwork when a participant has made the effort to go down to the office to deliver it so that it is submitted on time?



See previous comments about our change from walk in policy to scheduled appointment policy.



MPHA does not advise participants who are dropping off paperwork to walk to the mail box and mail it once they are here. However, participants may need to meet with staff and may not meet deadlines by merely dropping off paperwork. Appointments ensure that participants are adhering to necessary program timeframes. A Section 8 Eligibility Technician should have all paperwork at the time of the scheduled appointment so all issues, questions and concerns are addressed.

- What limits would MPHA impose if the Flexible Voucher Act legislation is passed?

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The Flexible Voucher Act is “proposed” legislation before Congress that is not law. If it is enacted, MPHA will work with Residents, Section 8 participants, advocates and community stakeholders before making any recommendations on limits to the Voucher Program. The MPHA Board of Commissioners would have the final decision on any limits that could be imposed on the Voucher Program.

Capital Improvements & Maintenance

Specific Building Issues

- Given that 85 to 90% of the grounds around 800 – 5th have been taken and there are major access problems, why have expenditures for this building been put off until 2007?



800 – 5th is currently funded in the Capital Fund Program for improvements associated with site and first floor reconfiguration. These improvements will be implemented late 2005 to 2006.

- We have a leaking roof at 2121 Minnehaha. When will this be repaired?



We have inspected this roof and determined that the highrise roof is not leaking. There was a small leak in the first floor social workers office which was addressed through work orders.

- At 1515 Park, the sinks and drains are backing up – residents have called and called and called.



MPHA has acted to clear the main line and believe the problem is resolved. Clogged drains are priority two and MPHA has on staff plumbers assigned to address these problems as they arise.

- At 3110 Blaisdell – the elevators are not working; they stall constantly.



3110 Blaisdell elevators had equipment breakdowns approximately six months ago. The elevators had to be taken out of service on short notice and were down for repairs for approximately six weeks. Since equipment was replaced, elevators have been running normally. Recently, due to the apartment rehab at 3110 Blaisdell, the elevators were frequently in use resulting in longer than normal waiting periods by residents.

- Where did the money allocated to 314 Hennepin go last year?



There are current funds available for upgrades at 314 Hennepin which include apartment improvements such as kitchen cabinets, bathroom upgrades, window AC sleeves and new window blinds.

- Is there funding in MPHA FY06 for a parking lot at 314 Hennepin?



Yes.

- 314 Hennepin has waited a very long time for updates and renovation of our units and public areas. We hope the budget cuts coming will not take needed remodeling away from a great building.



See responses above.

- At 3110 Blaisdell the smoke detectors are going off steadily and now there is a \$25 fine if you disconnect it. How will MPHA limit \$25 fine?



If smoke detectors are overly sensitive, residents must call in a work order. Do not disconnect or cover the smoke detector. Staff will respond to work order calls on smoke detector issues and repair or replace them as necessary.

Pest Control

- 1920 – 4th Avenue has roaches and they keep coming back a day or two after spraying. What strategies is MPHA going to use to get rid of them completely?



See comment below

- When spraying for roaches, only the kitchens were sprayed, maybe they need to look and treat apartments more thoroughly.



See comment below

- MPHA should inform residents on roach prevention when a building becomes infested. MPHA should fine residents whose apartments are found to be a new base for infestation of buildings because they do nothing to prevent the problem.



See comment below

- The opening around pipes connecting units in public housing are larger than the pipe itself and allow roaches and rodents to go from one apartment to another. These openings should be filled so this doesn't happen.



Response to various pest control issues: When performing pest control, it is critical that 100% of the units in a building be treated at the same time. This will ensure the most effective treatment and minimize the number of trips by the pest control contractor to the building. MPHA management and maintenance will work closely to coordinate efforts and ensure that treatment is as effective as possible. Residents who have difficulty preparing their unit for pest control should notify their property manager to request assistance. Another critical component is good house-keeping. Residents cooperation in this regard will go a long way towards an effective pest control program.

Miscellaneous Comments – Capital Improvements & Maintenance

- What is the policy for relighting water heaters after hours? Is it an emergency?



Relighting the water heaters may be an emergency in winter at certain buildings that have domestic water heating provided by the building boilers. Otherwise, relighting water heaters are a priority 2 work order which has a 48 business hour response limit.

- If a resident is locked out after hours, is there another way to get into their apartment?



The only way to get into the apartment is with a key. Currently, there is a charge to be let into the apartment by staff after hours. Staff is looking into other possibilities to deal with this issue and will be providing the necessary information to residents as procedures change.

- Since last year my building has had new windows and blinds, air conditioner sleeves and thermostat installation which are great. I can see improvements in all the buildings I visit. Thanks.



See comment below

- The shades and blinds in the buildings (North & South) fall apart easily.



Window shades are difficult to maintain and MPHA is transitioning to window blinds as Capital Fund Program budget becomes available. After inspecting blinds at various sites and discussing binds with on-site maintenance staff, an installation error was discovered at 1815 Central. This will be corrected in the near future. Otherwise, feedback from maintenance and property management staff about blinds has been positive.

- A lot of great information of what we may be getting and the cost of those. It gives the residents the idea of what it costs to maintain and improve what they have in public housing. We can count ourselves very fortunate to have such a great staff that cares.



Thank you for the acknowledgement. MPHA staff is committed to quality and takes pride in working with residents to keep MPHA a safe, decent and affordable place to live.

- The FY2006 Plan is fair as in the previous years. All the highrises have had some improvements and continue to do so. I have traveled to many different places in the past and as stated in our high performance scores in the last few years, MPHA is one of the best in improving our buildings and maintaining communication and updates for our residents.



Residents, advocates and others tell MPHA that its Agency Plan process in one of the most open and inclusive efforts in the nation. As noted before, the MPHA staff commitment to excellence and the partnerships and communications with residents and other key constituencies create an environment where problems are identified and addressed and good work gets done.

Work Orders

- When phoning in a Work Order, the coordinator was not prepared to give a Work Order number so resident did not receive one. Also, there is no tracking of Work Orders to make sure that they have been completed.



See comment below

- A number of residents who called in work orders recently did not automatically receive a work order number.



In March, 2005 MPHA changed its policy requiring work order staff to assign a number and inform residents of the assigned number.

- A resident called in a Work Order and was told that it was not a priority. The resident has been waiting for 3 weeks.



See comment below

- If there are 4 priorities of Work Orders, the resident should receive a Priority number, along with the Work Order number.



MPHA has installed a new work order system that allows for a variety of priorities based on the type of repair needed. After the work order coordinator has a clear understanding of the nature of the needed work, they are required to provide the resident a work order number and inform residents the priority status of their work order and the estimated time of completion. MPHA plans to implement the following procedural enhancement: If the estimated completion time for a work order is exceeded; the work order department will inform the resident of the delay accordingly and provide an explanation for the delay.

Examples for Priority One (health and safety issues) – Response time – within 24 hours; No heat, unplugging of floor drain, re-key lock exterior door and window screen replacement in summer.

Examples of Priority Two – Response time – within 48 hours: Repair trash compactor, unplug sanitary lines, kitchen sink fixture repairs and shower drain repair/replacement.

Examples of Priority Three – Response time – within 72 hours: Commode repair/replacement, shower curtain replacement, floor drain cover repair/replacement, electric switch plate replacement and window screen repair.

Examples of Priority Four – Response time – 10 days: Kitchen faucet dripping, roaches – inspect and/or treat, window shade replacement and bathroom medicine cabinet repair/replacement.

- Make sure that MPHA clarifies with the Work Order Coordinator that there is an on-call Property Manager to call on weekends and after hours.



MPHA has contact numbers for those who answer the calls after hours for on-call property managers. We will remind the contractor of this fact.

- Should a resident receive a Work Order number if the resident is phoning the Work Order in after hours?



After hours calls for Work Orders are processed through a contracted answering service that does not have access to the MPHA Work Order System and therefore are unable to issue a Work Order number.

- We were told not to call in Work Orders at night and weekends to cut costs, but Work Orders needs to be more responsive on weekends and after hours. This is a lot of double talk – it doesn't make sense.



MPHA will respond to emergency work orders 24 hours a day, 7 days a week. Regular work orders, that do not meet the definition of an emergency, must be called in to the Work Order Center during regular business hours.

- Suggest a Section 3 opportunity for tenants in public housing who speak other languages to take Work Orders.



MPHA has Work Order staff who speak Somali and Hmong. Staff also have access to outside translation services to assist with other languages.

Other

- What percentage of public housing units are now accessible?



There are 193 units or 3.4% of all the units in public housing which were made fully accessible when built or made accessible to the fullest extent possible if they were rehabbed.

- MHRC appreciates that funding has been included to continue the important joint MHRC/MPHA Diversity Initiatives Program which provides for cultural sensitivity and awareness training for residents and staff, improved communication about MPHA policies for non-native English speaking residents and expansion of the resident orientation program for new residents.



MPHA has developed a great working relationship with MHRC is developing and implementing Diversity Initiatives. This partnership has resulted in the improvements noted in the comments. We look forward to opportunities to increase sensitivity and awareness.

- MPHA's Board of Commissioners should meet at least twice a year off site at one of the highrises or at Glendale.



MPHA currently holds Board meetings at its Administrative Offices, which are known to all residents, contractors and Board members. Moving meetings from the Administrative Offices may create difficulties and would require public notice and increase costs as staff, equipment and other necessities for the Board meeting are moved to a different site. At this time, there is not a compelling reason to change the location of the Board meeting structure. Also, MPHA encourages Board members to visit MPHA housing facilities.

- MPHA property managers need to post all employment opportunities and the MPHA Mission Statement in all buildings.



This is the current practice at MPHA.

- Many community centers (i.e., Phyllis Wheatley) offer free self-sufficiency classes. MPHA should partner with them and get information out to residents about classes and services that are available to them.



MPHA's strategy for providing services to residents include providing on-site services through various service providers/agencies and utilization of the First Call for Help Resource Handbook ("First Call for Help" and referring residents to the "First Call for Help" contact #211). The Phyllis Wheatley Community Center and a range of other service agencies throughout Minneapolis are accessible through "First Call for Help" by residents, on-site social service providers, staff and the general public. This information may also be accessed via the internet.

MPHA is always open to ways to enhance residents' access to information regarding services, classes, and self-sufficiency programs. MPHA will look into developing community/highrise focused lists, as suggested, and to partner with the Resident Councils, Resident Initiatives and Property Management Staff.

- Why doesn't public housing permit a service of cable or satellite TV? What about individual dishes?



MPHA permits cable service and provides the necessary infrastructure for cable. For practical and safety reasons individual satellite dishes may not be installed on the exterior of highrise buildings. Satellite dishes may be permitted in scattered site housing, if appropriately installed with prior approval from MPHA.

- The Resident Council votes each year whether or not service providers (i.e., Korean Service Center) can stay or not. If the MPHA Board of Commissioners has approved the provider, can the Resident Council overrule this and decide to have the service provider leave?



MPHA looks for resident support and feedback on the continuation and/or renewal of service agreements. This does not include a Resident Council being permitted to overrule the renewal of the service agreement, i.e., Korean Service Center's (KSC) use of space at the Cedars. As it pertains to the KSC, the services are being provided in a satisfactory manner and as such, the MPHA is authorized to renew the service agreement.

Prior to executing a service agreement, the MPHA conducts a needs assessment to determine if there is sufficient need/support for the services to be provided on-site for residents. This assessment includes various stages of resident review and participation. MPHA also performs on-going monitoring of resident services which includes meeting with residents, through the Resident Councils at the respective site, prior to renewal of service agreements. Meeting with residents/resident councils helps MPHA in assessing any needed changes in services and identify any concerns. If MPHA determines that the services are not being provided in a satisfactory manner or are no longer beneficial to residents, then the service agreement will be modified, terminated or not renewed. This process would also include resident/resident council review.

- Residents need more clarification as to whom to contact at MPHA to get answers when they have questions and the steps to take for further action if they get no response.



Whenever residents have a concern about a matter related to their relationship with MPHA, the first line of communication should be their property manager. If they need additional information they should call the area management office (North Highrise (612) 342-1570), (South Highrise (612) 821-2131) Family Services ((612) 342-1510).

- Does the 5-year limit on public housing refer to seniors on a fixed income?



As noted early, the proposed legislation is not law. However, as it is currently proposed, seniors and disabled are not subject to any time limits.

Self-Help Program

- Thank you MPHA for continuing to support the Self-Help program. This program helps to supplement the MPHA's work force during lean budgetary times while providing economic opportunity and a sense of community pride for public housing residents. If possible we would like to see more funds added to the valuable program.



See Response Below

- Because MPHA shows funding for the Self Help program for the next 5 years in it's budget, does that mean that the program will not be cut before that time



See Response Below

- Resident heard a rumor that self-help monies will be cut due to the reduction in funding next year. Is this true?



There were significant reductions to a number of management improvement lines due to the loss of HUD funding for the Capital Fund Program. Accordingly, the Self Help funding line was reduced from \$110,000 (last year) to \$100,000 for FY05.

- The Self Help Program is very important, also ESL as part of that is an important issue.



Thank you, we agree these are important programs.

The Budget

- What are people thinking? How do they expect PHAs to make up the funding they keep slashing?



According to Congress, public housing funding is “discretionary spending”. MPHA and other housing authorities must compete with other programs for funding. In today's political environment funding for housing is not always the highest priority. MPHA finds it increasingly difficult to meet even its core functions with the loss of federal funds. MPHA is creative and has successfully secured various grants and funds from a variety of sources to support its mission. MPHA is concerned about actual and proposed cuts but remain committed to preserving our housing resources and to maintaining our high performer status as we continue to deliver quality services to our residents.

- Inform residents of programs that will be cut due to the budget concerns so they have an opportunity to react and give feedback.



MPHA has developed a responsible process for addressing our budget issues. This process that identifies MPHA core functions and seeks to target resources to meet those needs. It is also respectful of staff who may be vulnerable to some of the decisions that may be required. MPHA will keep residents and others as informed as is reasonable, but the integrity of this process requires some confidentiality in both planning and implementing our budget strategies.

- Straight forward and honest. I like the way that MPHA is being honest about the upcoming budget cuts and the concern about safety and maintenance in our buildings.



MPHA has always believed in an open and honest approach with residents, staff and key constituencies is the best and most effective way to deliver a public resource. As noted in the comment, MPHA will focus on its core service areas of safety and maintenance.

- How can residents get more information regarding the deficits and cuts to public housing? Who can they contact to give opinions and input?



Residents should contact their elected representatives, and the and the MHRC. MPHA will pass on specific information on matters that may impact residents.

Agency Plan Presentation

- Outstanding mastery of PowerPoint and excellent presentation at the Resident Advance Meeting. Thank you for a blunt and extremely forward presentation. Good Luck and may you be inspired in how to do more with less!



Thank you for recognizing the work of our staff. MPHA tries to present information in a clear, comprehensive and interesting manner to residents. We appreciate hearing that we have had success in this effort.

- Bob Boyd is a great asset to MPHA, and continues to serve us well. Great job, Bob! The MPHA Agency Plan review was well written and clear to understand – good presentation.



Bob like other MPHA staff has a job to do. He and other staff work hard to demonstrate MPHA's commitment to excellence.

- Good presentation on the budget; it's a hard job – do the best you can. We will all get through it. Any further cuts in MPHA budgets now being reviewed for passage by congress for HUD in the up-coming year should not be taken in the following areas:
 - Building site management and assistant managers. We need strong management in every building.
 - Maintenance: we cannot allow our buildings to deteriorate into slums. We must fund the needs to repair and keep our buildings safe and clean.



MPHA maintains its commitment to being a high performer even with the challenges of limited federal funding. The comments regarding strong management and ongoing maintenance reflect the core services MPHA has identified in the budgeting process.

b. In what manner did the PHA address those comments? (select all that apply)

- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:



Other: (list below)

The Resident Advisory Board (RAB) meets regularly with MPHA staff and serves as a conduit for input from the various resident organizations and individual residents. The Plan that was presented to the MPHA Board for Approval and was developed with full RAB participation.

MPHA Resident Advisory Board Membership

Ahmed Bani
Angie Clark
Charlene James
Howard Penas
William Tweet

Patricia Bledsoe
George Gammons
Ruth Menzel
Dorothy Robinson
Greg White

Elsie Churchill
Regina Goudeau
Olivia Parker-Willis
Darlene Rogers
Louise Whitley

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

☒ Yes ☐ No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Ms. Darlene Rogers (Family Representative)
Mr. Westley Wheeler (Highrise Representative)

Method of Selection:

☒ Appointment

The term of appointment is (include the date term expires):

Darlene Rogers - December 31, 2005

Westley Wheeler – December 31, 2006

The Minneapolis City Charter determines how residents are appointed to MPHA's Board of Commissioners. The MPHA Board has two resident representatives; one is appointed by the mayor and one is appointed by the City Council. (MPHA and the Resident Organization has developed clarifying language regarding resident input into selection of the Resident Commissioners).

☐ Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- ☐ The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- ☐ Other (explain):

Date of next term expiration of a governing board member: December 31, 2005

4 members will have terms expiring on December 31, 2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

One will be appointed by Mayor R.T. Rybak of the City of Minneapolis.

Three will be appointed by the City Council of the City of Minneapolis.

Ward 1 – Paul Ostrow – President

Ward 2 – Paul Zerby

Ward 3 – Donald Samuels

Ward 4 – Barbara Johnson

Ward 5 – Natalie Johnson Lee, Minority Leader

Ward 6 – Dean Zimmerman

Ward 7 – Lisa Goodman

Ward 8 – Robert Lilligren, Vice President

Ward 9 – Gary Schiff

Ward 10 – Dan Niziolek

Ward 11 – Scott Benson, Majority Leader

Ward 12 – Sandy Colvin Roy

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: (City of Minneapolis)

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- ☒ The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan Process resulted in \$410,000 being allocated to MPHA.

(4) (Reserved)

Use this section to provide any additional information requested by HUD.

10. Project-Based Voucher Program

- a. ☐ Yes ☒ No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. ☒ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- ☐ Low utilization rate for vouchers due to lack of suitable rental units
- ☐ Access to neighborhoods outside of high poverty areas
- ☒ Other (describe below:)

Community Partnerships allowing both housing and additional services.

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

PROJECT NAME	ADDRESS	# UNITS	CENSUS TRACT
Lorraine	2310 Portland Ave S	14	69.00
Portland Village	1815 Portland Ave S 1825 Portland Ave S 620 E 19th St	24	59.00
Jeremiah	1510 Laurel Ave	18	1052.00

Tubman Family Alliance	111 31st St E	10	83.00
Women's Community Housing	17 E 24th St	10	1069.00
Catholic Eldercare (River Village East)	2919 Randolph St NE	25	1005.00
Trinity Gateway	2805 E Lake St	16	88.00
Central Ave Apts	1828 Central Ave NE	61	25.00
3rd Ave Townhomes	3806-3818 3rd Ave S	12	100.00
Armadillo Flats	2727 1st Ave S 2743 1st Ave S	8	78.00
Many Rivers	1518 Franklin Ave E	7	1060.00
Park Plaza	505 Humboldt Ave N 507 Humboldt Ave N 525 Humboldt Ave N 527 Humboldt Ave N 1315 Olson Memorial Hwy	28	1041.00
Lydia House	1920 LaSalle Ave	40	56.00
Bottineau Lofts	1929 2nd St NE	9	17.00
Collaborative Village	2020 Elliot Ave S	16	59.02
West River Commons	4610 E Lake St	12	1076.00
Franklin Portland Gateway	2112 Oakland Ave S 2116 Oakland Ave S 611 E Franklin Ave	7	59.02
Lamoreaux	706 1st Ave N	13	1004.00

PROJECT NAME	ADDRESS	# UNITS	CENSUS TRACT
Archdale	1600 1st Ave S	13	1052.00
Loring Towers	15 E Grant St	43	1052.00
Boulevard	5320 Lyndale Ave S	6	1114.00

Journey Homes	2431 Portland Ave S	12	1071.00
Pine Cliff	501 E 19th St	7	59.02
St. Barnabas	906 7th St S	39	1054.00
Barrington	911 Park Ave S	3	54.00
Lindquist Apartments	1927-35 W Broadway	24	21.00
Clare Apartments	929 3rd Ave NE	28	31.00
Phillips Redesign	2805-2813 Cedar Ave S	4	73.00
Many Rivers W	1400-1500 E Franklin	3	60.00
St Anthony Mills	100 Chicago Ave S	17	46.00
Jerimiah Expansion	1510 Laurel Ave	21	1052.00
Hiawatha Commons	2301 28th St E	20	73.00
Central Avenue Lofts	Central Ave & 24th NE	8	25.00
River Runs Apartments	Marshall & 14th Ave NE	16	24.00

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Appendix B of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

CAPITAL FUND PROGRAM ANNUAL STATEMENT – FY2005

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250105 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000,000			
3	1408 Management Improvements	1,170,304			
4	1410 Administration	895,000			
5	1411 Audit	15,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,267,628			
8	1440 Site Acquisition				
9	1450 Site Improvement	1,213,600			
10	1460 Dwelling Structures	7,124,385			
11	1465.1 Dwelling Equipment—Nonexpendable	203,700			
12	1470 Nondwelling Structures	120,000			
13	1475 Nondwelling Equipment	294,000			
14	1485 Demolition	65,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000			
18	1499 Development Activities	220,000			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	13,593,617			
22	Amount of line 21 Related to LBP Activities	385,000			
23	Amount of line 21 Related to Section 504 compliance	86,140			
24	Amount of line 21 Related to Security – Soft Costs	400,000			
25	Amount of Line 21 Related to Security – Hard Costs	30,000			
26	Amount of line 21 Related to Energy Conservation Measures	461,500			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HIGHRISE								
MN 2-3	Fees and Costs	1430	1 building	118,800				
	architects and engineers							
	Site Work	1450	1 building	370,000				
	site reconfiguration & canopies							
	Common Area Improvements	1460	1 building	90,000				
	reconfiguration & flooring repl							
	Building Envelope	1460	1 building	200,000				
	façade repairs							
MN 2-8	Fees and Costs	1430	2 buildings	34,560				
	architects and engineers							
	Dwelling Unit Improvements	1460	2 buildings	30,000				
	window shade replacement							
	Building Envelope	1460	2 buildings	40,000				
	overhang insulation							
	Mechanical Systems	1460	2 buildings	50,000				
	HVAC upgrades							
	Plumbing Systems	1460	2 buildings	20,000				
	Electrical Systems	1460	2 buildings	20,000				
	Elevators	1460	2 buildings	12,000				
	flooring replacement							
	FF & E	1475	2 buildings	20,000				
	community room furniture							
MN 2-9	Fees and Costs	1430	3 buildings	235,188				
	architects and engineers							

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-9 (con't)	Common Area Improvements	1460	3 buildings	15,000				
	Dwelling Unit Improvements	1460	3 buildings	300,000				
	bathroom floor replacement							
	Mechanical Systems	1460	3 buildings	196,000				
	HVAC upgrades							
	Plumbing Systems	1460	3 buildings	634,500				
	galvanized piping replacement							
	hot water heater tank replacement							
	apartment sink & faucet replacement							
	Electrical Systems	1460	3 buildings	17,400				
	Appliances	1465	281 units	143,700				
	new ranges & refrigerators							
MN 2-18.4	Fees and Costs	1430	1 building	35,820				
	architects and engineers							
	Mechanical Systems	1460	1 building	84,000				
	HVAC upgrades							
	Plumbing Systems	1460	1 building	65,000				
	hot water heating tank replacement							
	Elevators	1460	1 building	50,000				
	jack replacement							
MN 2-19	Fees and Costs	1430	1 building	71,600				
	architects and engineers							
	Site Work	1450	1 building	21,600				
	parking lot upgrades							
	Dwelling Unit Improvements	1460	1 building	314,300				
	kitchen rehab							

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-19 (con't)	Building Envelope balcony upgrades	1460	1 building	5,000				
	Mechanical Systems HVAC upgrades	1460	1 building	48,000				
	Electrical Systems GFIs in apartments	1460	1 building	8,875				
MN 2-21.5	Fees and Costs architects and engineers	1430	1 building	66,960				
	Site Work parking lot upgrades landscaping	1450	1 building	22,000				
	Community Room Improvements new carpet and finishes	1460	1 building	25,000				
	Dwelling Unit Improvements kitchen and bathroom rehab	1460	1 building	241,500				
	Mechanical Systems HVAC upgrades	1460	1 building	26,500				
	Electrical Systems apartment lighting upgrades	1460	1 building	27,000				
	Elevators jack replacement	1460	1 building	30,000				
MN 2-22	Fees and Costs architects and engineers	1430	1 building	40,140				
	Mechanical Systems HVAC upgrades	1460	1 building	163,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-22 (con't)	Elevators	1460	1 building	60,000				
	jack replacement							
MN 2-31	Fees and Costs	1430	3 buildings	136,800				
	architects and engineers							
	Dwelling Unit Improvements	1460	1 building	517,000				
	kitchen and bathroom rehab							
	Mechanical Systems	1460	3 buildings	69,000				
	HVAC upgrades							
	Plumbing Systems	1460	1 building	50,000				
	apartment kitchen sinks							
	Elevators	1460	3 buildings	60,000				
	cab upgrades							
	Appliances	1465	163 units	60,000				
	ranges							
	FF & E	1475	3 buildings	4,000				
	BBQ grills							
MN 2-32	Fees and Costs	1430	1 building	169,290				
	architects and engineers							
	Common Area Improvements	1460	1 building	16,000				
	Community Room Improvements	1460	1 building	7,000				
	carpet replacement and painting							
	Dwelling Unit Improvements	1460	1 building	650,000				
	kitchen and bathroom rehab							
	Mechanical Systems	1460	1 building	53,500				
	HVAC upgrades							

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-32 (con't)	Plumbing Systems	1460	1 building	55,000				
	shut-off valve replacement							
	Electrical Systems	1460	1 building	159,000				
	apartment lighting/electrical upgrades							
MN 2-36	Fees and Costs	1430	1 building	55,296				
	architects and engineers							
	Community Room Improvements	1460	1 building	2,200				
	community kitchen upgrades							
	Mechanical Systems	1460	1 building	163,000				
	HVAC upgrades							
	Plumbing Systems	1460	1 building	125,000				
	water piping & sewer laterals							
	FF & E	1475	1 building	17,000				
	community room furniture repl							
MN 2-37	Fees and Costs	1430	1 building	27,504				
	architects and engineers							
	Common Area Improvements	1460	1 building	98,000				
	partial flooring replacement							
	Plumbing Systems	1460	1 building	46,000				
	apartment shut-offs							
	Electrical Systems	1460	1 building	8,800				
	GFI's in apartment bathrooms							
MN 2-42	Fees and Costs	1430	1 building	209,700				
	architects and engineers							

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-42 (con't)	Site Work	1450	1 building	800,000				
	reconfiguration & landscaping							
	Common Area Improvements	1460	1 building	365,000				
	atrium rehab							
ROWHOUSE								
MN 2-1	Fees and Costs	1430	28 buildings	62,370				
	architects and engineers							
	Building Envelope	1460	28 buildings	150,000				
	soffit/fascia repairs							
	Dwelling Unit Improvements	1460	28 buildings	192,500				
	tub replacement							
	Mechanical Systems	1460	28 buildings	4,000				
SCATTERED SITES								
MN 2-13	Sheds & Garages	1470	20 units	50,000				
	Dwelling Unit Improvements	1460	20 units	150,000				
	LBP abatement/rehab							
MN 2-38	Sheds & Garages	1470	20 units	50,000				
	Dwelling Unit Improvements	1460	20 units	100,000				
	LBP abatement/rehab							
MN 2-43	Dwelling Unit Improvements	1460	10 units	85,000				
	LBP abatement/rehab							
	Demolition	1485	1 unit	15,000				
	3453 31st ^t Ave							

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MGMT/MAINT FACILITIES								
MN 2-94	Demolition	1485	1 building	50,000				
MN 2-96	Fees and Costs	1430	1 building	3,600				
	architects and engineers							
	Office Improvements	1470	1 building	20,000				
	office reconfigurations							
AREA-WIDE	Contribution to Operations	1406		1,000,000				
	Management Improvements	1408		1,170,304				
	MIS Software, Training, Consulting			160,777				
	Training			139,200				
	Marketing/Senior Designation			45,000				
	Security Guards			400,000				
	Maintenance Procedures Analysis			35,000				
	Resident Employment			50,000				
	Self-Help Program			100,000				
	Resident Initiatives			101,327				
	Special Projects			139,000				
	Administration	1410		895,000				
	Audit	1411		15,000				
	Area-Wide Building Systems	1460		1,175,310				
	Resident Special Needs	1460		50,000				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Computer Equipment	1475		223,000				
	Force Labor Equipment	1475		30,000				
	Relocation Costs	1495		5,000				
	Development Activities	1499		220,000				
	New Construction- 3453 31st Ave							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program No: MN46P00250105 Replacement Housing Factor No:			Federal FY of Grant: FY 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-1	06/07			06/09			
MN 2-3	06/07			06/09			
MN 2-8	06/07			06/09			
MN 2-9	06/07			06/09			
MN 2-13	06/07			06/09			
MN 2-18.4	06/07			06/09			
MN 2-19	06/07			06/09			
MN 2-21.5	06/07			06/09			
MN 2-22	06/07			06/09			
MN 2-31	06/07			06/09			
MN 2-32	06/07			06/09			
MN 2-36	06/07			06/09			
MN 2-37	06/07			06/09			
MN 2-38	06/07			06/09			
MN 2-42	06/07			06/09			
MN 2-43	06/07			06/09			
MN 2-94	06/07			06/09			
MN 2-96	06/07			06/09			
Mgmt Improvements	06/07			06/09			
MIS Sftwr, Trng, Cons	06/07			06/09			
Training	06/07			06/09			
Marketing/Sr Desig	06/07			06/09			
Security Guards	06/07			06/09			
Maintenance Analysis	06/07			06/09			
Resident Employment	06/07			06/09			
Self-Help Program	06/07			06/09			
Resident Initiatives	06/07			06/09			
Special Projects	06/07			06/09			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program No: MN46P00250105 Replacement Housing Factor No:			Federal FY of Grant: FY 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual	
Administration	06/07			06/09			
Audit	06/07			06/09			
AW Building Systems	06/07			06/09			
Resident Special Needs	06/07			06/09			
MIS Hardware	06/07			06/09			
Relocation Costs	06/07			06/09			
Development Activities	06/07			06/09			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250105	Federal FY of Grant: FFY 2005
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☒ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☐ Performance and Evaluation Report for Period Ending:
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	4,356			
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	4,356			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

[illegible]

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

[illegible]

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Minneapolis Public Housing				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 5	Work Statement for Year 6 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 7 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 8 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 9 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
MN 2-1		1,616,600		1,781,800	
MN 2-3			646,994		
MN 2-6		2,325,579			642,734
MN 2-8					401,908
MN 2-9					1,609,874
MN 2-10				454,890	
MN 2-13		200,000	200,000	250,000	250,000
MN 2-14			692,105		
MN 2-15.4				641,330	
MN 2-15.5				413,708	
MN 2-16		1,609,898			238,857
MN 2-17			1,862,276		
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Minneapolis Public Housing				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 5	Work Statement for Year 6 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 7 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 8 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 9 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
<i>MN 2-18.4</i>					112,425
MN 2-18.5		630,928		177,000	
MN 2-19					682,707
<i>MN 2-20.4</i>			405,395		
MN 2-20.5			425,803		
MN 2-21.4			289,690		
MN 2-21.5					298,540
MN 2-21.6			501,630		
MN 2-22					167,885
MN 2-23				318,620	
MN 2-24			481,558		903,180
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Minneapolis Public Housing				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 5	Work Statement for Year 6 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 7 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 8 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 9 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
MN 2-25				1,772,807	1,187,788
MN 2-26			2,195,103		
MN 2-30		243,210			
MN 2-31				1,363,048	
MN 2-32				955,800	
MN 2-33		1,223,406			253,924
MN 2-34		1,162,005			653,300
MN 2-35			2,820,273		740,096
MN 2-36				541,874	
MN 2-37				302,080	
MN 2-38		200,000	200,000	250,000	250,000
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Minneapolis Public Housing				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 5	Work Statement for Year 6 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 7 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 8 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 9 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
MN 2-42		356,360			669,877
MN 2-43		100,000	200,000	200,000	200,000
MN 2-9D					118,000
MN 2-93				544,098	
MN 2-96				525,100	
Management Imp		1,170,000	1,180,000	1,190,000	1,200,000
Administration		840,000	840,000	845,000	850,000
AW Bldg Systems		859,217	1,520,489	1,852,040	1,506,568
Resident Spec Needs		50,000	50,000	50,000	50,000
MIS Hardware		75,000	75,000	75,000	75,000
Relocation Costs		5,000	5,000	5,000	5,000
Audit		15,000	15,000	15,000	15,000
Trans to Operations					
Development Act		5,000	5,000	5,000	5,000
CFP Funds Listed for 5-year planning		\$12,687,203	\$14,611,316	\$14,529,195	\$13,087,663
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 5	Activities for Year : <u>6</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>7</u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>MN 2-1</i>	<i>Site work, kitchen/bath</i>	1,616,600	<i>MN 2-3</i>	<i>Mech/plumb/elec</i>	646,994
Annual		<i>rehab, mech upgrades</i>			<i>upgrades</i>	
Statement	<i>MN 2-6</i>	Apt kitchen/bath rehab,	2,325,579	<i>MN 2-13</i>	<i>LBP abatement & rehab</i>	200,000
		plumb/elec upgrades,		<i>MN 2-14</i>	Site work, commons/	692,105
		appliances, furniture			cm rm upgrades, apt	
	<i>MN 2-13</i>	LBP abatement & rehab	200,000		upgrades, mech/plumb/	
	<i>MN 2-16</i>	Site work, kitchen/bath	1,609,898		elec upgrades	
		rehab, tuckpointing,		<i>MN 2-17</i>	Site work, commons/cm	1,862,276
		mech/plumb/elec/elev			rm/apt upgrades, mech/	
		upgrades, appliances			plumb/elec/elevator	
	<i>MN 2-18.5</i>	Site work, tuckpointing,	630,928		upgrades, furniture	
		mech/plumb/elevator		<i>MN 2-20.4</i>	Apt upgrades, masonry	405,395
		upgrades			repairs, mech/plumb	
	<i>MN 2-30</i>	Site work, commons,	243,210	<i>MN 2-20.5</i>	Commons, apt rehab,	425,803
		mech/plumb/elec/elev			plumb/elec/elevator	
		upgrades, furniture			upgrades	
	<i>MN 2-33</i>	Apt rehab, mech/plumb/	1,223,406	<i>MN 2-21.4</i>	Mech/plumb/elec/elev	289,690
		elec/elev upgrades			upgrades	
	<i>MN 2-34</i>	Apt rehab, plumb/elec	1,162,005	<i>MN 2-21.6</i>	Mech/plumb/elec/elev	501,630
		upgrades			upgrades	
	<i>MN 2-38</i>	LBP abatement & rehab	200,000	<i>MN 2-24</i>	Apt, plumbing upgrades	481,558
	<i>MN 2-42</i>	Roof replacement,	356,360	<i>MN 2-26</i>	Commons, apt rehab,	2,195,103
		plumb/elec/elevator			façade repairs, mech/	
		upgrades			plumb upgrades	
Total CFP Estimated Cost			\$			\$

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 5	Activities for Year : <u>6</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>7</u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	MN 2-43	LBP abatement & rehab	100,000	MN 2-35	Apt kitchen/bath rehab,	2,820,273
Annual	Mgmt Improvements	MIS Sftwr, Trng, Cons	1,170,000		mech/plumb/elec	
Statement		Training			upgrades, appliances	
		Marketing/Sr Desig		MN 2-38	LBP abatement & rehab	200,000
		Security Guards		MN 2-43	LBP abatement & rehab	200,000
		Maintenance Analysis		Mgmt Improvements	MIS Sftwr, Trng, Cons	1,180,000
		Resident Employment			Training	
		Self-Help Program			Marketing/Sr Desig	
		Resident Initiatives			Security Guards	
		Special Projects			Maintenance Analysis	
	Project Administration		840,000		Resident Employment	
	AW Building Systems		859,217		Self-Help Program	
	Resident Special Needs		50,000		Resident Initiatives	
	MIS Hardware		75,000		Special Projects	
	Relocation Costs		5,000	Project Administration		840,000
	Audit		15,000	AW Building Systems		1,520,489
	Development Activities		5,000	Resident Special Needs		50,000
				MIS Hardware		75,000
				Relocation Costs		5,000
				Audit		15,000
				Development Activities		5,000
Total CFP Estimated Cost			\$12,687,203			\$14,611,316

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : <u>8</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>9</u> FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>MN 2-1</i>	<i>Kitchen/bath rehab,</i>	1,781,800	<i>MN 2-6</i>	<i>Commons, tuckpointing,</i>	642,734
	<i>mech/plumb upgrades,</i>			<i>mech upgrades</i>	
	appliances		<i>MN 2-8</i>	<i>Commons, comm. rm</i>	401,908
MN 2-10	Apt upgrades, mech/elec	454,890		upgrades, mech/elec	
	plumb upgrades			upgrades	
MN 2-13	LBP abatement & rehab	250,000	MN 2-9	Commons, tuckpointing,	1,609,874
MN 2-15.4	Apt kitchen/bath rehab,	641,330		mech/plumb/elec/elve	
	façade repairs, plumb/			upgrades	
	elec/elev upgrades		MN 2-9D	Maintenance shop	118,000
MN 2-15.5	Site work, apt upgrades,	413,708		upgrades	
	plumb/elec/elevator		MN 2-13	LBP abatement & rehab	250,000
	upgrades		MN 2-16	Commons, mech	238,857
MN 2-18.5	Commons, elevator	177,000		upgrades	
	upgrades		MN 2-18.4	Mech/elec upgrades	112,425
MN 2-23	Apt upgrades, mech/	318,620	MN 2-19	Commons, apt upgrades,	682,707
	plumb/elec/elevator			plumbing upgrades	
	upgrades		MN 2-21.5	Mech/plumb upgrades,	298,540
MN 2-25	Site/commons upgrades,	1,772,807		tuckpointing	
	façade repairs, mech/		MN 2-22	Plumbing upgrades	167,885
	plumb/elec/elevator		MN 2-24	Site, commons, cm rm	903,180
	upgrades			upgrades, mech/plumb	
Total CFP Estimated Cost		\$			\$

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : <u>8</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>9</u> FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MN 2-31	Site work, mech/plumb/ elec upgrades	1,363,048	MN 2-25	Apt kitchen/bath rehab, plumb/elec upgrades,	1,187,788
MN 2-32	Site work, commons, apt upgrades, plumb/ elec upgrades	955,800		appliances	
<i>MN 2-36</i>	<i>Commons, façade repairs, mech/plumb elec/elev upgrades</i>	541,874	MN 2-33	Commons, elev rehab	253,924
			MN 2-34	Site work, commons,	653,300
<i>MN 2-37</i>	<i>Site work, apt upgrades, elevator rehab</i>	302,080		<i>apt, mech upgrades</i>	
<i>MN 2-38</i>	<i>LBP abatement & rehab</i>	250,000	MN 2-35	Site work, commons,	740,096
MN 2-43	<i>LBP abatement & rehab</i>	200,000		comm. rm upgrades,	
MN 2-93	Office expansion, mech/ plumb upgrades	544,098		elevator rehab	
MN 2-96	Site, commons upgrades <i>roof repl, elev rehab,</i>	525,100	MN 2-38	LBP abatement & rehab	250,000
			MN 2-42	Mech/elev upgrades	669,877
Mgmt Improvements	MIS Sftwr, Trng, Cons	1,190,000	MN 2-43	LBP abatement & rehab	200,000
	Training				
	Marketing/Sr Desig		Mgmt Improvements	MIS Sftwr, Trng, Cons	1,200,000
	Security Guards			Training	
				Marketing/Sr Desig	
				Security Guards	
				Maintenance Analysis	
				Resident Employment	
				Self-Help Program	
				Resident Initiatives	
Total CFP Estimated Cost					\$

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : 8 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 9 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Maintenance Analysis			Special Projects	
	Resident Employment		Project Administration		850,000
	Self-Help Program		AW Building Systems		1,506,568
	Resident Initiatives		Resident Special Needs		50,000
	Special Projects		MIS Hardware		75,000
Project Administration		845,000	Relocation Costs		5,000
AW Building Systems		1,852,040	Audit		15,000
Resident Special Needs		50,000	Development Activities		5,000
MIS Hardware		75,000			
Relocation Costs		5,000			
Audit		15,000			
Development Activities		5,000			
Total CFP Estimated Cost		\$14,529,195			\$13,087,663

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	400,000	732,000		
3	1408 Management Improvements	1,103,848	1,753,414	159,245	125,643
4	1410 Administration	835,000	790,000	292,404	292,404
5	1411 Audit	15,000	10,000	0	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	524,482	285,259	166,158	4,678
8	1440 Site Acquisition				
9	1450 Site Improvement	797,500	584,134	92,703	60
10	1460 Dwelling Structures	7,559,046	8,004,570	1,242,483	485,482
11	1465.1 Dwelling Equipment—Nonexpendable	408,800	15,137	137	137
12	1470 Nondwelling Structures	112,000	60,000	5,083	4,180
13	1475 Nondwelling Equipment	75,000	131,354	61,665	42,572
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	5,000	0	0
18	1499 Development Activities	535,192	0	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	12,370,868	12,370,868	2,019,878	955,156
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HIGHRISE								
MN 2-03 (800 5 th)	Fees and Costs architects and engineers	1430	1 building	5,215	66,000	0	0	Jun '05 start site improve.
	Common Area Improvements 1 st level floor replacement	1460	1 building	20,000	0			
	Site Improvements landscape, fencing, parking lot	1450	1 building	0	133,000	11,629	0	25% complete See CFP03
	Building Envelope canopy masonry restoration	1460	1 building	0	487,000	487,000	0	Jul '05 start
	Security Improvements lighting	1460	1 building	0	2,496	2,496	2,496	ongoing See AW
MN 2-06 (620 Cedar)	Fees and Costs architects and engineers	1430	1 building	54,593	13,100	4,434	0	Jun '05 start boiler replac
	Site Work parking lot reconfiguration	1450	1 building	535,000	0			
	Mechanical Systems boiler replacement	1460	1 building	0	122,913	0	0	Jul '05 start
MN 2-06 (1611 6 th)	Fees and Costs architects and engineers	1430	1 building	0	13,100	4,434	0	Jun '05 start boiler replac
	Dwelling Unit Improvements kitchen rehab	1460	115 units	0	343,461	157,551	54,758	20% complete See CFP03

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-06	Mechanical Systems	1460	1 building	0	122,913	0	0	Jul '05 start
(cont)	boiler replacement							
	Electrical Systems	1460	115 units	2,000	116,539	116,539	23,656	20% complete
	unit electrical upgrades							See CFP03
MN 2-06	Fees and Costs	1430	1 building	0	13,100	4,434	0	Jun '05 start
(1627 6 th)	architects and engineers							boiler replac
	Mechanical Systems	1460	1 building	0	122,913	0	0	Jul '05 start
	boiler replacement							
MN 2-8	Fees and Costs	1430	2 buildings	70,742	0			
(Elliot Twins)	architects and engineers							
	Plumbing Systems	1460	2 buildings	985,000	400,000	0	0	Aug '05 start
	domestic water lines & sewer laterals							
MN 2-10	Site Improvements	1450	1 building	0	105,834	0	0	Jun '05 start
(311 university)	landscaping							
	Common Area Improvements	1460	1 building	0	179,019	4,558	4,558	5% complete
	VCT flooring replacement							See CFP03
	entry remodeling							
	office remodeling							
	Mechanical Systems	1460	1 building	0	40,000	0	0	Jul '05 start
	first floor A/C system							
	Dwelling Equipment	1465	24 units	0	15,000	0	0	Jul '05 start
	ranges							
	refrigerators							

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-14 (1415 22 nd)	Site Improvements parking lot reconfiguration	1450	1 building	0	50,000	0	0	Aug '05 start
	Mechanical Systems HVAC upgrades	1460	1 building	12,000	45,000	0	0	Aug '05 start
	Plumbing Systems sewer lateral replacement	1460	1 building	230,500	50,000	0	0	Aug '05 start
MN 2-15.4 (710 2 nd)	Fees and Costs architects and engineers	1430	1 building	20,125	0			
	Common Area Improvements community room remodeling	1460	1 building	0	134,347	0	0	Jun '05 start
	Plumbing Systems sewer lateral replacement domestic water replacement	1460	1 building	100,000	0			
	Electrical Systems apartment lighting & elec upgrades community room lighting upgrades	1460	1 building	33,000	0			
	Mechanical Systems AW HVAC upgrades	1460	1 building	0	14,209	14,209	0	ongoing See AW
	Nondwelling Equipment security equipment	1475	1 building	0	12,500	0	0	Jun '05 start
MN 2-15.5 (616 Washington)	Fees and Costs architects and engineers	1430	1 building	15,589	6,333	6,333	0	10% complete masonry
	Common Area Improvements flooring replacement	1460	1 building	13,400	0			

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-15.5	Dwelling Unit Improvements	1460	1 building	198,800	0			
(cont)	closet door replacement							
	bathroom fixture replacement							
	floor tile replacement							
MN 2-16	Fees and Costs	1430	1 building	0	2,000	2,000	0	100% complete
(1515 Park)	architects and engineers							senior center
	Common Area Improvements	1460	1 building	0	500,000	8,778	1,778	preliminary
	1505 Park Senior Center							See CFP03
MN 2-18.4	Building Envelope	1460	1 building	0	81,470	81,470	1,642	10% complete
(3755 Snelling)	window replacement							
	Mechanical Systems	1460	1 building	0	7,369	7,369	7,074	ongoing
	AW HVAC improvements							See AW
MN 2-18.5	Common Area Improvements	1460	1 building	0	40,000	31,748	11,852	90% complete
(2533 1 st)	office rehab							
	Nondwelling Equipment	1475	1 building	0	14,605	14,605	0	90% complete
	office furniture							
MN 2-19	Electrical Systems	1460	1 building	0	11,475	11,475	11,475	ongoing
(1920 4 th)	AW electrical upgrades							See AW
MN 2-20.4	Common Area Improvements	1460	1 building	0	25,000	0	0	Aug '05 start
(2415 3 rd)	Entry tile replacement							

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-20.5 (3116 Oliver)	Security Improvements	1460	1 building	0	1,182	1,182	1,182	ongoing
	AW security improvements							See AW
	Mechanical Improvements	1460	1 building	0	3,080	3,080	3,080	ongoing
	AW HVAC improvements							See AW
	Electrical Systems	1460	1 building	0	4,250	4,250	0	ongoing
	AW electrical improvements							See AW
MN 2-21.5 (1900 3 rd)	Building Envelope	1460	1 building	0	140,955	0	0	Jun '05 start
	window replacement							
	A/C sleeves							
	Security Improvements	1460	1 building	0	1,696	1,696	1,696	ongoing
	AW security improvements							See AW
MN 2-21.6 (809 Spring)	Security Improvements	1460	1 building	0	1,431	1,431	1,431	ongoing
	AW security improvements							See AW
	Mechanical Systems	1460	1 building	0	18,569	0	0	Aug '05 start
	HVAC improvements							
MN 2-22 (3205 37 th)	Site Improvements	1460	1 building	0	1,113	1,113	22	5% complete
	concrete slab for generator							
	Building Envelope	1460	1 building	0	133,615	81,470	1,642	10% complete
	roof replacement							
	window replacement							
	Mechanical Systems	1460	1 building	0	7,369	7,369	7,074	100% comp
	HVAC improvements							

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-23 (315 Lowry)	Building Envelope masonry restoration	1460	1 building	0	104,515	104,515	104,515	100% comp See CFP02
	Mechanical Systems	1460	1 building	0	40,000	0	0	Aug '05 start
MN 2-24 (1707 3 rd)	Fees and Costs architects and engineers	1430	1 building	0	3,500	3,500	0	10% comp
	Dwelling Unit Improvements handicapped apartments	1460	12 units	0	93,667	0	0	Jul '05 start
	Mechanical Systems AW mechanical improvements	1460	1 building	0	17,424	17,424	17,424	ongoing See AW
	Electrical Systems AW electrical improvements	1460	1 building	0	30,355	30,355	30,355	ongoing See AW
MN 2-25 (600 18 th)	Fees and Costs architects and engineers	1430	1 building	101,120	0			
	Security Improvements fencing and gates	1450	1 building	0	144,800	0	0	Jul '05 start
	Security Improvements entry system replacement	1460	1 building	0	11,000	2,621	2,621	5% complete
	cameras							
	Building Envelope seal north building entrance	1460	1 building	59,000	94,200	0	0	Sep '05 start
	Common Area Improvements handrails in hallways	1460	1 building	236,350	0			
	Dwelling Unit Improvements kitchen rehab	1460	1 building	640,400	0			

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-25	Mechanical Systems	1460	1 building	151,500	0			
(cont)	HVAC upgrades							
	Plumbing Systems	1460	1 building	101,225	0			
	Electrical Systems	1460	1 building	158,100	0			
	apartment electrical upgrades							
	Appliances	1465	1 building	98,000	0			
	range replacement							
	range hoods							
MN 2-26	Fees and Costs	1430	1 building	0	4,334	4,334	0	25% comp.
(1710 Plymouth)	architects and engineers							masonry
	Building Envelope	1460	1 building	0	112,087	0	0	Aug '05 start
	masonry restoration							
MN 2-30	Fees and Costs	1430	1 building	6,045	13,100	0	0	Jun '05 start
(630 Cedar)	architects and engineers							boiler replac
	Site Work	1450	1 building	85,000	0			
	parking lot configuration							
	site lighting							
	Mechanical Systems	1460	1 building	0	122,913	0	0	Jul '05 start
	boiler replacement							
	Electrical Improvements	1460	1 building	0	18,096	18,096	18,096	ongoing
	AW electrical improvements							See AW
	Elevators	1460	2 elevators	0	41,278	0	0	Jun '05 start
	elevator upgrades							

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-31.4 (3121 Pillsbury)	Fees and Costs architects and engineers	1430	1 buildings	57,820	4,667	0	0	Jun '05 start masonry
	Building Envelope masonry restoration	1460	1 building	0	204,144	0	0	Aug '05 start
MN 2-31.5 (115 31 st)	Fees and Costs architects and engineers	1430	1 building	0	4,667	0	0	Jun '05 start masonry
	Building Envelope masonry restoration	1460	1 building	0	204,144	0	0	Aug '05 start
MN 2-31.6 (3110 Blaisdell)	Fees and Costs architects and engineers	1430	1 building	0	4,667	0	0	Jun '05 start masonry
	Site Improvements landscaping, parking lot	1450	1 building	0	50,000	0	0	Aug '05 start
	Building Envelope masonry restoration	1460	1 building	0	204,144	0	0	Aug '05 start
	Common Area Improvements office remodeling	1460	1 building	10,000	20,000	4,655	42	20% comp.
	Dwelling Unit Improvements kitchen rehab	1460	1 building	624,000	40,000	24,367	24,367	90% comp. See CFP03
	closet door replacement							
MN 2-32 (1717 Washington)	Mechanical Systems AW mechanical improvements	1460	1 building	0	20,935	20,935	11,554	ongoing See AW
	Electrical Systems AW electrical improvements	1460	1 building	0	4,323	4,323	4,323	ongoing See AW

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-33 (828 Spring)	Site Improvements storage shed, sidewalks	1450	1 building	0	20,500	0	0	Jul '05 start
	Mechanical Systems	1460	1 building	0	30,979	30,979	8,375	ongoing
	AW mechanical improvements							See AW
	Electrical Systems	1460	1 building	0	4,135	4,135	4,135	ongoing
	AW electrical improvements							See AW
MN 2-34 (2419/33 5 th)	Common Area Improvements 2 guard desks office remodeling	1460	1 building	0	22,000	20,988	3,512	80% comp.
	Building Envelope masonry restoration	1460	1 building	0	76,817	76,817	76,817	100% comp. See CFP02
	Elevators elevator upgrades	1460	1 building	0	10,684	10,684	10,684	100% comp.
	Dwelling Equipment refrigerator	1465	1 refrig.	0	137	137	137	100% comp office frig.
MN 2-35 (1815 Central)	Electrical Systems AW electrical improvements	1460	1 building	0	4,548	4,548	5,548	ongoing See AW
MN 2-36 (2121 Minnehaha)	Fees and Costs architects and engineers	1430	1 building	14,554	0			
	Site Work site lighting replacement parking lot upgrades	1450	1 building	55,000	0			
	Building Envelope fascade restoration	1460	1 building	97,920	0			

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-36	Common Area Improvements	1460	1 building	0	222,474	0	0	Sep '05 start
(cont)	office rehab							
	Mechanical Systems	1460	1 building	25,000	4,650	4,650	0	ongoing
	AW HVAC improvements							See AW
	Plumbing Systems	1460	1 building	30,000	0			
	riser valve replacement							
MN 2-37	Fees and Costs	1430	1 building	41,454	0			
(1314 44 th)	architects and engineers							
	Site Work	1450	1 building	10,000	0			
	fencing							
	Mechanical Systems	1460	1 building	130,000	0			
	HVAC upgrades							
	Electrical Systems	1460	1 building	235,200	0			
	apartment lighting upgrades							
	air conditioners for apartments							
MN 2-42	Fees and Costs	1430	1 building	46,580	125,680	125,680	0	Apr '05 start
(314 Hennepin)	architects and engineers							
	Site Work	1450	1 building	2,000	0			
	parking lot upgrades							
	landscaping							
	Common Area Improvements	1460	1 building	55,000	0			
	partial hallway handrail installation							
	Dwelling unit rehab	1460	299 units	0	867,316			Aug '05 start
	apartment modernization							

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-42	Building Envelope	1460	1 building	27,148	27,148	0	0	Aug '05 start
(cont)	A/C sleeves							
	Plumbing Systems	1460	299 units	50,000	587,265	0	0	Aug '05 start
	replace hot water risers							
	Electrical Systems	1460	299 units	0	286,591	0	0	Aug '05 start
	unit electrical upgrades							
ROWHOUSE								
MN 2-1	Fees and Costs	1430	28 buildings	32,844	0			
	architects and engineers							
	Site Work	1450	28 buildings	85,000	0			
	TV antenna installation							
	parking lot gate							
	Dwelling Unit Improvments	1460	28 buildings	312,200	341,372			Aug '05 start
	apartment flooring replacement							
	Plumbing Systems	1460	28 buildings	72,000	0			
	galvanized water line replacement							
SCATTERED								
SITES								
MN 2-13	Dwelling Unit Improvements	1460	20 units	200,000	175,000	0	0	ongoing
	LBP abatement/rehab							
MN 2-25	Dwelling Unit Improvements	1460	2 units	0	2,621	2,621	2,621	100% comp.
	general rehab							See CFP03

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-38	Fees and Costs	1430	1 unit	0	358	358	358	100% comp.
	LBP testing							
MN 2-38	Dwelling Unit Improvements	1460	2 units	100,000	100,000	13,219	13,219	80% comp.
	general rehab		2 units					
MN 2-40	Dwelling Unit Improvements	1460	1 unit	100,000	100,000	17,388	17,388	80% comp.
	general rehab							
MN 2-44	Dwelling Unit Improvements	1460		0	2,058	2,058	1,505	90% comp.
	general rehab		1 unit					
	roof replacement		1 unit	0	1,300	1,300	0	not started
MN 2-82	Dwelling Unit Improvements	1460	1 unit	0	375	375	0	100% comp.
	roof replacement							See CFP03
MGMT/MAINT								
FACILITIES								
MN 2-93	Fees and Costs	1430	1 building	2,800	0			
(1301 Bryant)	architects and engineers							
	Building Envelope	1470	1 building	20,000	0			
	tuckpointing							
	Plumbing Systems	1470	1 building	2,000	0			
	Electrical Systems	1470	1 building	18,000	0			
	card access installation							

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-96	Fees and Costs	1430	1 building	17,290	6,333	6,333	0	20% comp.
(1001 Washington)	architects and engineers							masonry
	Site Work	1450	1 building	25,000	80,000	80,000	0	on hold
	parking lot upgrades							
	Infrastructure	1460	1 building	150,000	0			
	IT rackroom upgrades							
	Office Improvements	1470	1 building	72,000	60,000	4,697	3,451	ongoing
	office remodeling							
AREA-WIDE	Contribution to Operations	1406		400,000	732,000	0	0	
	Management Improvements	1408						
	MIS Software, Training, Consulting			108,650	108,650	27,064	4,770	ongoing
	Training			211,103	160,800	7,560	7,560	ongoing
	Marketing/Senior Designation			13,000	13,000	1,590	1,590	ongoing
	Communications			30,000	30,000	10,000	125	ongoing
	Physical Plant Operations Upgrades			30,000	130,000	31,288	31,288	ongoing
	Maintenance Procedures Analysis			20,000	20,000	0	0	ongoing
	Security			300,000	899,869	0	0	ongoing
	Resident Employment			65,000	65,000	3,119	1,699	ongoing
	Self-Help Program			110,000	110,000	39,929	39,929	ongoing
	Resident Initiatives			141,095	141,095	28,235	28,235	ongoing
	Special Projects			75,000	75,000	10,447	10,447	ongoing
	Administration	1410		835,000	790,000	292,404	292,404	ongoing
	Audit	1411		15,000	10,000	0	0	ongoing

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Area-Wide Fees and Costs	1430		0	4,320	4,320	4,320	ongoing
	Area-Wide HVAC improvements	1460		0	320,291	0	0	ongoing
	Area-Wide Building Systems	1460		984,741	0	0	0	
	Area-Wide Electrical Improvements	1460		0	96,000	0	0	ongoing
	Area-Wide Security Improvements	1460		0	35,000	0	0	ongoing
	Area-Wide Elevator Jack Replacement	1460		0	200,000	0	0	ongoing
	Force Labor Tools/Equipment	1475		0	29,249	2,953	2,953	ongoing
	MIS Hardware	1475		75,000	75,000	42,888	39,598	ongoing
	Modernization Relocation Costs	1495		5,000	5,000	0	0	ongoing
	Development Activities	1499		535,192	0	0	0	ongoing

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PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program No: MN46P00250104 Replacement Housing Factor No:			Federal FY of Grant: FY 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-1	09/06			09/08			
MN 2-3	07/05	09/06		07/06	09/08		
MN 2-6	02/06	09/06		08/07	09/08		
MN 2-8	01/06	09/06		07/07	09/08		
MN 2-9	09/06			09/08			
MN 2-10	09/06			09/08			
MN 2-14	11/05	09/06		01/07	09/08		
MN 2-15.4	10/05	09/06		12/06	09/08		
MN 2-15.5	09/05	09/06		11/06	09/08		
MN 2-16	09/06			09/08			
MN 2-17	08/05	09/06		08/06	09/08		
MN 2-18	09/06			09/08			
MN 2-19	09/06			09/08			
MN 2-20	09/06			09/08			
MN 2-21	09/06			09/08			
MN 2-22	09/06			09/08			
MN 2-23	09/06			09/08			
MN 2-24	09/06			09/08			
MN 2-25	03/06	09/06		09/07	09/08		
MN 2-26	09/06			09/08			
MN 2-30	06/05	09/06		06/06	09/08		
MN 2-31	12/05	09/06		04/07	09/08		
MN 2-32	09/06			09/08			
MN 2-33	09/06			09/08			
MN 2-34	09/06			09/08			
MN 2-35	09/06			09/08			
MN 2-36	08/05	09/06		08/06	09/08		
MN 2-37	11/05	09/06		03/07	09/08		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program No: MN46P00250104 Replacement Housing Factor No:			Federal FY of Grant: FY 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-42	12/05	09/06		05/07	09/08		
MN 2-13	03/06	09/06		09/07	09/08		
MN 2-38	03/06	09/06		09/07	09/08		
MN 2-40	09/06			09/08			
MN 2-43	03/06	09/06		09/07	09/08		
MN 2-44	09/06			09/08			
MN 2-82	09/06			09/08			
MN 2-93	06/05	09/06		06/06	09/08		
MN 2-96	10/05	09/06		10/06	09/08		
MIS Sftwr, Trng, Cons	03/06	09/06		09/07	09/08		
Training	03/06	09/06		09/07	09/08		
Marketing/Sr Desig	03/06	09/06		09/07	09/08		
Communications	03/06	09/06		09/07	09/08		
Maintenance Analysis	03/06	09/06		09/07	09/08		
PPO Upgrades	03/06	09/06		09/07	09/08		
Security Contingency	03/06	09/06		09/07	09/08		
Resident Employment	03/06	09/06		09/07	09/08		
Self-Help Program	03/06	09/06		09/07	09/08		
Resident Initiatives	03/06	09/06		09/07	09/08		
Special Projects	03/06	09/06		09/07	09/08		
Administration	03/06	09/06		09/07	09/08		
Audit	03/06	09/06		09/07	09/08		
AW Electrical	09/06			09/08			
AW Security	09/06			09/08			
AW Elevators	09/06			09/08			
AW Mechanical	09/06			09/08			
MIS Hardware	03/06	09/06		09/07	09/08		
AW Equipment	09/06			09/08			
Relocation Costs	03/06	09/06		09/07	09/08		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision #1	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000,000	1,366,584	1,366,584	1,366,584
3	1408 Management Improvements	1,312,723	848,916	848,916	635,310
4	1410 Administration	825,000	619,504	619,504	619,229
5	1411 Audit	15,000	9,023	9,023	9,023
6	1415 Liquidated Damages				
7	1430 Fees and Costs	675,139	382,530	382,530	219,187
8	1440 Site Acquisition				
9	1450 Site Improvement	115,500	671,030	671,030	379,970
10	1460 Dwelling Structures	6,067,422	6,717,815	6,747,815	3,041,009
11	1465.1 Dwelling Equipment—Nonexpendable	200,650	0	0	0
12	1470 Nondwelling Structures	137,000	420,864	420,864	246,323
13	1475 Nondwelling Equipment	105,000	522,327	522,327	482,553
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	1,000	1,000	1,000
18	1499 Development Activities	500,000	757,889	757,889	230,721
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	10,958,434	10,958,434	10,958,434	7,230,909
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
HIGHRISE								
MN 2-3	Fees and Costs	1430	1 building	49,064	13,914	13,914	4,401	50% complete
(800 5 th)	architects and engineers							masonry arch
	Site Improvements	1450	1 building	0	111,816	111,816	34,663	25% complete
	parking lot, sidewalks, landscaping							
	Electrical Systems	1450	1 generator	0	146,842	146,842	116,027	75% complete
	emergency generator							
	Building Envelope	1460	1 building	219,580	0			moved to CFP04
	façade and roof repairs							
	Mechanical Systems	1460	1 building	45,000	3,175	3,175	3,175	100% complete
	HVAC improvements							
	Electrical Systems	1460	1 building	2,000	62,012	62,012	30,942	75% complete
	misc building electrical upgrades							
	Non-Dwelling Equipment	1475	1 building	6,000	2,992	2,992	0	100% complete
	security equipment							
MN 2-6	Fees and Costs	1430	1 building	143,415	0	0	0	moved to CFP04
(1611 6 th)	architects and engineers							
	Common Area Improvements	1460	1 building	57,600	0			on hold
	handrails in hallways							
	Dwelling Unit Improvements	1460	115 units	200,000	182,841	182,841	1,875	20% complete
	kitchen remodeling							see CFP2004
	Plumbing Systems	1460	115 units	199,100	100,400	100,400	49,750	20% complete
	kitchen plumbing							
	Electrical Systems	1460	115 units	104,000	21,480	21,480	20,665	20% complete
	unit electrical							see CFP2004

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN2-06	Mechanical Systems	1460	1 building	126,000	0			moved to CFP04
(cont)	HVAC improvements							
	Hazardous Waste Remediation	1460	115 units	0	20,125	20,125	4,482	20% complete
	asbestos abatement							kitchen flooring
	Appliances	1465	115 units	79,050	0	0	0	
MN 2-06 (1627 6 th)	Dwelling Unit Improvements	1460	115 units	199,704	121,421	121,421	121,421	100% complete
	kitchen rehab							see CFP02
	Electrical Systems	1460	115 units	0	60,556	60,556	60,556	100% complete
	unit electrical							see CFP02
	Appliances	1465	115 units	79,050	0	0	0	
MN 2-08 (Elliot Twins)	Security Improvements	1460	1 building	0	817	817	817	ongoing AW
	floodlights							security upgrades
								see CFP04
MN 2-10 (311 University)	Fees and Costs	1430	1 building	27,279	12,000	12,000	6,731	50% complete
	architects and engineers							pipng evaluation
	Common Area Improvements	1460	1 building	16,000	144,301	144,301	60	5% complete
	VCT flooring replacement							
	office remodeling							
	entry remodeling							
	Dwelling Unit Improvements	1460	1 building	7,500	0			
	door hardware and kick plates							
	Building Envelope	1460	1 building	75,000	0			On hold
	tuckpointing and caulking							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
	Electrical Systems	1460	1 building	8,000	0			not started
	low voltage							moved to CFP04
MN 2-10 (cont.)	Elevators	1460	1 building	4,000	0			on hold
	elevator upgrades							
	Dwelling Equipment	1465	1 building	30,000	0			on hold
	ranges							
	refrigerators							
	Non-Dwelling Equipment	1475	1 building	6,550	0			not started
	benches and picnic tables							
MN 2-15.4 (710 2 nd)	Fees and Costs	1430	1 building	45,837	0			on hold
	architects and engineers							
	Building Envelope	1460	1 building	108,650	0			on hold
	masonry restoration							
	Elevators	1460	1 building	97,100	0			on hold
	elevator modernization							
MN 2-15.5 (616 Washington)	Site Improvements	1450	1 building	0	8,203	8,203	8,176	100% complete
	fencing							
	Security Improvements	1460	1 building	0	36,837	36,837	53	5% complete
	phone entry system							
	entry lighting							
	cameras							
	Common Area Improvements	1460	1 building	0	121,134	121,134	0	Not Started
	offices							
	community room							
	handrails on 3 floors							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN 2-15.5	common areas							
(cont)								
	Building Envelope	1460	1 building	0	8,717	8,717	0	Not Started
	front entry awning							
	Mechanical Systems	1460	1 building	0	11,120	11,120	0	Not Started
	HVAC improvements							
MN 2-16	Fees and Costs	1430	1 building	0	14,612	14,612	2,129	5% complete
(1515 Park)	architects and engineers							
	Common Area Improvements	1460	1 building	0	35,913	35,913	35,913	100% complete
	Senior Center remodeling							preliminary work
								see CFP04
MN 2-17	Fees and Costs	1430	1 building	0	2,278	2,278	0	50% complete
(2728 Franklin)	architects and engineers							masonry consult
	Building Envelope	1460	1 building	0	123,101	123,101	0	50% complete
	masonry restoration							see CFP02
MN 2-18.4	Fees and Costs	1430	1 building	0	2,113	2,113	528	50% complete
(3755 Snelling)	architects and engineers							masonry consult
	Common Area Improvements	1460	1 building	0	64,311	64,311	2,042	5% complete
	corridor flooring replacement							
	corridor handrail installation							
	community room carpet replacement							
	Security Improvements	1460	1 building	0	17,762	17,762	0	Not Started
	entry system replacement							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN 2-18.5 (2533 1 st)	Dwelling Unit Improvements apartment rehab	1460	1 unit	0	14,069	14,069	14,069	unit complete building at 70%
								vacant unit rehab
MN 2-19 (1920 4 th)	Plumbing Systems water heater replacement	1460	1 building	42,900	64,669	64,669	64,669	100% complete
MN 2-20.4 (2415 N 3 rd)	Mechanical Systems HVAC improvements	1460	1 building	0	10,835	10,835	10,835	100% complete
MN 2-20.5 (3116 Oliver)	Fees and Costs architects and engineers	1430	1 building	0	1,400	1,400	1,231	90% complete common area
MN 2-21.4 (1206 2 nd)	Fees and Costs architects and engineers	1430	1 building	23,400	0			On hold
	Common Area Improvements finishes	1460	1 building	3,000	0			On hold
	Dwelling Unit Improvements bathroom rehab	1460	1 building	119,500	15,024	15,024	15,024	building on hold unit 306 total apt
	apartment rehab							rehab complete
	Mechanical Systems HVAC improvements	1460	1 building	7,500	0			On hold
MN 2-15.5	Fees and Costs architects and engineers	1430	1 building	53,910	12,545	12,545	11,820	100% complete window/AC sleeve
	Building Envelope	1460	1 building	128,000	0			Summer '05

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN 2-15.5	window replacement							moved to CFP04
(cont)	A/C sleeves							
	Elevators	1460	1 building	120,000	0			On hold
	elevator modernization							
MN 2-22	Fees and Costs	1430	1 building	0	10,365	10,365	5,028	50% complete
(3205 37 th)	architects and engineers							roof replacement
	Common Area Improvements	1460	1 building	0	59,337	59,337	1,644	10% complete
	flooring replacement							
	corridor handrails							
	Elevators	1460	1 elevator	0	11,913	11,913	0	not started
	controller upgrades							
	Security Upgrades	1460	1 building	0	15,861	15,861	0	not started
	entry system replacement							
	Mechanical Systems	1460	1 building	0	40,964	40,964	0	not started
	HVAC improvements							
MN 2-23	Fees and Costs	1430	1 building	36,000	2,930	2,930	330	100% complete
(315 Lowry)	architects and engineers							masonry
	Building Envelope	1460	1 building	200,000	0	0	0	100% complete
	tuckpointing							see CFP01
	Common Area Improvements	1460	1 office	0	3,075	3,075	1,133	50% complete
	office reconfiguration							
	Nondwellling Equipment	1475	1 office	0	383	383	383	100% complete
	office furniture							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN 2-24 (1707 3 rd)	Fees and Costs	1430	1 building	0	9,740	9,740	2,695	35% complete
	architects and engineers							apartment rehab
	Dwelling Unit Improvements	1460	units	0	1,152,065	1,152,065	266	July '05 start
	kitchen rehab							Handicap mock
	bathroom rehab							see CFP04
MN 2-25 (600 18 th)	Fees and Costs	1430	1 building	0	19,427	19,427	18,588	100% complete
	architects and engineers							
	Common Area Improvements	1460	1 building	0	5,844	5,844	5,844	100% complete
	carpet replacement							
MN 2-26 (1710 Plymouth)	Fees and Costs	1430	1 building	68,534	0	0	0	
	architects and engineers							
	Building Envelope	1460	1 building	287,795	0	0	0	August '05 start
	tuckpointing							moved to CFP04
	Mechanical Systems	1460	1 building	44,000	0	0	0	on hold
	HVAC improvements							
	Plumbing Systems	1460	1 building	44,450	0			on hold
	Common Area Improvements	1460	1 building	0	98,934	98,934	88,236	90% complete
	hallway carpet replacement							
	nurse call station							
	Dwelling Unit Improvements	1460	84 units	0	33,816	33,816	27,640	100% complete
	kitchen cabinet replacement							
	Elevators	1460	1 building	4,500	4,500			cancelled
	elevator upgrades							
	Nondwelling Equipment	1475	1 building	0	14,232	14,232	14,232	100% complete
	security upgrades							security equip.

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN 2-30 (630 Cedar)	Fees and Costs architects and engineers	1430	1 building	0	1,166	1,166	1,166	100% complete
	Elevators	1460	1 buildings	42,000	0	0	0	community room moved to CFP04
	elevator upgrades							
MN 2-31.6 (3110 Blaisdell)	Site Improvements dumpster enclosure	1450	1 building	0	13,284	13,284	13,284	100% complete
	Dwelling Unit Improvements	1460	1 building	2,376	175,210	175,210	175,210	See CFP2002
	kitchen rehab							90% complete
	closet door replacement							
MN 2-32 (1717 Washington)	Common Area Improvements	1460	1 building	0	96,497	96,497	18,055	30% complete
	17 th floor community room remodeling							
	office remodeling							
MN 2-33 (828 Spring)	Fees and Costs	1430	1 building	0	7,432	7,432	3,103	100% complete
	architects and engineers							
	Common Area Improvements	1460	1 building	0	135,330	135,330	135,330	100% complete
	Handrail installation on 20 floors							
MN 2-34 (2419/33 5 th)	Fees and Costs	1430	1 building	0	3,683	3,683	2,158	90% complete
	architects and engineers							canopy 2419
	Common Area Improvements	1460	2 buildings	0	56,428	56,428	54,318	90% complete
	trash room rehabilitation							
	Building Envelope	1460	1 building	0	246,000	246,000	208,493	90% complete

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN 2-34 (2419/33 5 th) (cont.)	canopy on east entrance Nondwelling Equipment office equipment	1475	1 building	0	6,785	6,785	5,843	2419 5 th 50% complete see CFP04
MN 2-35 (1815 Central)	Fees and Costs architects and engineers Common Area Improvements corridor flooring replacement door kickplate installation wall finishes Plumbing Systems waterline replacement Nondwelling Equipment office furniture	1430 1460	1 building 23 floors	0 0	27,925 20,348	27,925 20,348	20,353 0	100% complete waterlines 100% complete see CFP02
MN 2-36 (2121 Minnehaha)	Fees and Costs architects and engineers	1430	1 building	0	1,896	1,896	1,702	100% complete office see CFP04
MN 2-37 (1314 44 th)	Fees and Costs architects and engineers Site Improvements parking lot lighting Dwelling Unit Improvements bathroom rehab	1430 1450 1460	1 building 1 building 220 units	162,900 0 0	82,955 7,904 9,773	82,955 7,904 9,773	50,714 7,904 0	10% complete window 100% complete Not started portion of cost

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN 2-37	Building Envelope	1460	1 building	900,000	415,293	415,293	415,293	Beginning Stages
(1314 44 th)	window replacement							10% complete
(cont.)	A/C sleeves							10% complete
	masonry restoration							100% complete
	Electrical Systems	1460	1 building	5,000	0			
MN 2-42	Fees and Costs	1430	1 building	0	102,383	102,383	59,517	50% complete
(314 Hennepin)	architects and engineers							
	Dwelling Unit Improvements	1460	1 unit	0	4,391	4,391	4,391	10% complete
	kitchen rehab- mock unit							See CFP04
ROWHOUSE								
MN 2-1	Fees and Costs	1430	28 buildings	32,760	13,360	13,360	13,360	100% complete
(Glendale)	architects and engineers							Landscaping arch.
	Site Improvements	1450	28 buildings	0	216,992	216,992	112,993	50% complete
	landscaping							
	Plumbing Systems	1460	28 buildings	500,000	420,207	420,207	420,207	100% complete
	water line replacement							
	Hazardous Waste Remediation	1460	1 building	0	10,000	10,000	10,000	100% complete
	asbestos abatement							community center

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
SCATTERED								
SITES								
MN 2-02	Dwelling Unit Improvements roof replacement	1460	1 unit	0	2,800	2,800	2,800	100% complete
MN 2-03	Dwelling Unit Improvements roof replacement	1460	2 units	0	5,800	5,800	5,800	100% complete
MN 2-13	Site Improvements storage sheds	1450	10 sheds	0	55,890	55,890	53,259	ongoing
	Dwelling Unit Improvements							100% complete
	general rehab	1460	1 unit	200,000	17,223	17,223	17,223	
	roof replacement	1460	3 units	0	9,720	9,720	7,260	66% complete
MN 2-25	Dwelling Unit Improvements general rehab	1460	2 units	0	34,840	34,840	34,840	100% complete
MN 2-38	Dwelling Unit Improvements general rehab	1460	3 units	100,000	117,829	117,829	117,829	80% complete
	roof replacement		7 units	0	25,851	25,851	22,051	90% complete
MN 2-39	Dwelling Unit Improvements roof replacement	1460	1 unit	0	3,500	3,500	3,500	100% complete
MN 2-40	Dwelling Unit Improvements general rehab	1460	1 unit	0	3,998	3,998	3,758	80% complete
	roof replacement		1 unit	0	4,200	4,200	4,200	100% complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN 2-43	Dwelling Unit Improvements	1460						
	general rehab		1 unit	100,000	27,663	27,663	24,463	90% complete
	roof replacement		1 unit	0	7,400	7,400	7,400	100% complete
MN 2-44	Fees and Costs	1430	1 unit	0	662	662	662	100% complete
	LBP testing							
	Dwelling Unit Improvements							
	general rehab	1460	1 unit	0	32,708	32,708	32,708	80% complete
	roof replacement	1460	1 unit	0	7,407	7,407	6,307	100% complete
	Hazardous Materials Remediation	1460	2 units	0	9,958	9,958	9,958	100% complete
	LBP removal							
	Relocation	1495	1 unit	0	1,000	1,000	1,000	100% complete
MN 2-53	Dwelling Unit Improvements	1460	1 unit	0	4,000	4,000	4,000	100% complete
	roof replacement							
MN 2-82	Dwelling Unit Improvements	1460	1 unit	0	1,575	1,575	1,575	100% complete
	roof replacement							
MGMT/MAINT FACILITIES								
MN 2-93	Fees and Costs	1430	1 building	5,400	0			
(1301 Bryant)	architects and engineers							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN 2-93 (1301 Bryant) (cont.)	Site Improvements parking lot landscaping fencing	1450	1 building	0	28,407	28,407	28,407	100% complete
	Non-Dwelling Equipment office furniture	1475	1 building	30,000	0			
MN 2-94 (555 Girard)	Fees and Costs architects and engineers	1430	1 building	0	9,124	9,124	0	50% complete
	Nondwelling Structures office remodeling	1470	1 building	0	26,914	26,914	22,392	ongoing
MN 2-96 (1001 Washington)	Fees and Costs architects and engineers	1430	1 building	26,640	30,621	30,621	12,973	50% complete
	Site Work parking lot upgrades landscaping	1450	1 building	11,000	81,692	81,692	5,257	on hold
	Common Area Improvements office remodeling	1470	1 building	0	140,801	140,801	137,454	ongoing
	Building Envelope tuckpointing window replacement	1470	1 building	135,000	163,491	163,491	0	on hold
	Mechanical Systems HVAC improvements	1470	1 building	2,000	64,158	64,158	60,977	100% complete
	Electrical Systems	1470	1 building	22,400	25,500	25,500	25,500	100% complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN 2-96	fire suppression system							
(1001 Washington)	Nondwelling Equipment	1475	1 building	0	31,996	31,996	27,356	ongoing
(cont.)	office furniture							
AREA-WIDE	Contribution to Operations	1406		1,000,000	1,366,584	1,366,584	1,366,584	100% complete
								FY 2004
	Management Improvements	1408						
	Software/Consulting			250,000	194,484	194,484	159,519	ongoing
	Training			124,000	114,688	114,688	91,739	ongoing
	Marketing			30,000	32,938	32,938	32,551	ongoing
	Communications			41,000	8,582	8,582	8,582	ongoing
	Cultural Diversity Training			0	80,684	80,684	0	ongoing
	Physical Plant Operational Upgrades			250,000	14,858	14,858	14,858	ongoing
	Section 3			3,000	493	493	493	ongoing
	Security Contingency			300,000	0	0	0	ongoing
	VISTA Program			50,000	50,000	50,000	13,639	ongoing
	Self-Help Program			100,000	118,706	118,706	118,706	ongoing
	Resident Initiatives			91,095	109,415	109,415	109,415	ongoing
	Special Projects			73,628	49,773	49,773	49,773	ongoing
	Language Translation			20,300	20,611	20,611	8,266	ongoing
	Criminal History			5,000	53,684	53,684	27,769	ongoing
	Administration	1410		825,000	619,504	619,504	619,229	ongoing
	Audit	1411		15,000	9,023	9,023	9,023	ongoing
	Area-Wide Building Systems	1460		1,105,043	423,629	423,629	423,629	ongoing

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
	Security Equipment	1475		0	287,588	287,588	287,588	ongoing
	Force Labor Tools/ Equipment	1475		0	33,941	33,941	15,318	ongoing
	MIS Hardware	1475		75,000	142,759	142,759	130,184	ongoing
	Relocation Costs	1495		5,000	0	0	0	
	Development Activities	1499		500,000	757,889	757,889	230,721	ongoing
	Heritage Commons Highrise							Portion of Cost

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program No: MN46P00250103 Replacement Housing Factor No:			Federal FY of Grant: FY 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Revision #1	Revised	Actual	Revision #1	Revised	Actual	
MN 2-01	09/05			09/07			
MN 2-02	09/05			09/07			
MN 2-03	09/04	09/05		09/05	09/07		
MN 2-06	09/05			09/07			
MN 2-08	09/05			09/07			
MN 2-09	09/05			09/07			
MN 2-10	06/05	09/05		06/06	09/07		
MN 2-14	09/05			09/07			
MN 2-15	09/04	09/05		09/05	09/07		
MN 2-16	09/05			09/07			
MN 2-17	09/05			09/07			
MN 2-18	09/05			09/07			
MN 2-19	19/05			12/06	09/07		
MN 2-20	09/05			09/07			
MN 2-21.4	06/04	09/05		06/05	09/07		
MN 2-21.5	09/04	09/05		09/05	09/07		
MN 2-22	09/05			09/07			
MN 2-23	09/05			12/06	09/07		
MN 2-24	09/05			09/07			
MN 2-25	0905			09/07			
MN 2-26	03/05	03/05		09/06	09/07		
MN 2-30	03/05	03/05		09/06	09/07		
MN 2-31	16/05	09/05		09/06	09/07		
MN 2-32	09/05			09/07			
MN 2-33	09/05			09/07 09/07			
MN 2-34	09/05			09/07			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program No: MN46P00250103 Replacement Housing Factor No:			Federal FY of Grant: FY 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Revision #1	Revised	Actual	Revision #1	Revised	Actual	
MN 2-35	09/05			09/07			
MN 2-26	09/05			09/07			
MN 2-37	03/05	09/05		09/06	09/07		
MN 2-42	09/05			09/07			
MN 2-1	06/04	09/05		06/05	09/07		
MN 2-13	03/05	09/05		09/06	09/07		
MN 2-25	09/05			09/07			
MN 2-38	03/05	09/05		09/06	09/07		
MN 2-40	09/05			09/07			
MN 2-43	03/05	09/05		09/06	09/07		
MN 2-44	09/05			09/07			
MN 2-93	06/04	09/05		06/05	09/07		
MN 2-96	09/05			09/06	09/07		
Mgmt Improvements							
MIS Sftwr, Trng, Cons	03/05	09/05	03/05	09/06	09/07		
Training	03/05	09/05	03/05	09/06	09/07		
Marketing/Sr Desig	03/05	09/05	03/05	09/06	09/07		
Communications	03/05	09/05	03/05	09/06	09/07		
PPO Upgrades	03/05	09/05	03/05	09/06	09/07		
Section 3	03/05	09/05	03/05	09/06	09/07		
Security Contingency	03/05	09/05	03/05	09/06	09/07		
VISTA Program	03/05	09/05	03/05	09/06	09/07		
Self-Help Program	03/05	09/05	03/05	09/06	09/07		
Resident Initiatives	03/05	09/05	03/05	09/06	09/07		

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program No: MN46P00250103 Replacement Housing Factor No:					Federal FY of Grant: FY 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Revision #1	Revised	Actual	Revision #1	Revised	Actual	
Special Projects	03/05	09/05	03/05	09/06	09/07		
Criminal History	03/05	09/05	03/05	09/06	09/07		
Language Translation	03/05	09/05	03/05	09/06	09/07		
Administration	03/05	09/05	03/05	09/06	09/07		
Audit	03/05	09/05	03/05	09/06	09/07		
AW Building Systems	03/05	09/05	03/05	09/06	09/07		
Resident Special Needs	03/05	09/05	03/05	09/06	09/07		
MIS Hardware	03/05	09/05	03/05	09/06	09/07		
Relocation Costs	03/05	09/05	03/05	09/06	09/07		
Development Activities	03/05	09/05	03/05	09/06	09/07		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: MN46P00250203 Replacement Housing Factor Grant No:	Federal FY of Grant: FY 2003
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☒ Revised Annual Statement (revision no: 2)
 ☒ Performance and Evaluation Report for Period Ending: 03/31/05
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision #1	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	75,000	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	227,476	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,975,785	2,296,261	1,389,048	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	18,000	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,296,261	2,296,261	1,389,048	0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250203 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
HIGHRISE								
MN 2-21.4	Fees and Costs	1430	1 building	9,180	0			
	architects and engineers							
	Mechanical Systems	1460	1 building	51,000	0			
	HVAC improvements							
MN 2-21.5	Fees and Costs	1430	1 building	16,740	0			
	architects and engineers							
	Building Envelope	1460	1 building	93,000	0			
	window replacement and AC sleeves							
MN 2-23	Fees and Costs	1430	1 building	23,580	0			
	architects and engineers							
	Building Envelope	1460	1 building	131,000	0			
	tuckpointing							
MN 2-26	Fees and Costs	1430	1 building	18,540	0			
	architects and engineers							
	Mechanical Systems	1460	1 building	55,000	0			
	HVAC improvements							
MN 2-26 (con't)	Building Envelope	1460	1 building	30,000	0			
	tuckpointing							
	Non-Dwelling Equipment	1475	1 building	18,000	0			
	common area and patio furniture							

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250203 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN 2-30/6	Fees and Costs	1430	1 building	53,757	0			
	architects and engineers							
	Dwelling Unit Improvements	1460	1 building	244,896	0			
	apartment rehab – 620 Cedar							
MN 2-31.6	Fees and Costs	1430	3 buildings	105,679	0			
	architects and engineers							
	Dwelling Structures	1460	3 buildings	554,325	0			
	kitchen rehab							
MN 2-37 (1314 44 th)	Dwelling Unit Improvements	1460	220 units	0	492,400	492,400	0	Not started
	bathroom rehab							
	Building Envelope	1460	1 building	0	896,648	896,648	0	
	window replacement							10% complete
	A/C sleeves							10% complete
	Administration	1410		75,000	0			
	Area-Wide Building Systems	1460		816,564	907,213			ongoing

Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250103	Federal FY of Grant: FFY 2003
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☒ Revised Annual Statement (revision no: 2)
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision #1	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	122,296	122,296	0	0
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	122,296	122,296	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250102	Federal FY of Grant: FFY 2002
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☒ Revised Annual Statement (revision no: 4)
 ☒ Performance and Evaluation Report for Period Ending: 3/31/05
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision #3	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	3,294,648	3,294,648	3,294,648	1,710,775
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	3,294,648	3,294,648	3,294,648	1,710,775
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #: MN46R00250102				Federal FY of Grant: FFY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #3	Revised	Funds Obligated	Funds Expended	
MN 2-86	Smith Circle	1499	1 unit	58,187	58,187	58,187	58,187	Complete
								Portion of Cost
MN 2-52	Linden Hills	1499	1 unit	41,591	0	0	0	
MN 2-51	Humbolt Duplex	1499	2 units	227,644	227,248	227,248	227,248	Complete
MN 2-49	Kingfield Duplex	1499	2 units	339,547	339,547	339,547	25,823	Construction 10/01/04
MN 2-92	Heritage Park Phase III	1499	12 units	2,622,870	2,622,870	2,622,870	1,399,517	Underway
								See RHF 01
MN 2-50	Heritage Commons	1499	1 unit	46,400	46,796	46,796	0	Construction
								beginning Fall '04

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #: MN46R00250102				Federal FY of Grant: FFY 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Revision #3	Revised	Actual	Revision #3	Revised	Actual	
Smith Circle	9/02		9/02	12/02	9/06	12/02	
Humbolt duplex	9/04		9/04	9/04	12/04	12/04	
Kingfield Duplex	9/04		9/04	9/04	9/06		
Heritage Commons	9/04		9/04	6/05	9/06		
Heritage Park Phase III	9/04		9/04	12/05	9/06		
Linden Hills	9/04	--					